

5-1979

# Mauldin, South Carolina Suburban Town Center

Leonard J. McCuen Jr.  
*Clemson University*

Follow this and additional works at: [https://tigerprints.clemson.edu/arch\\_tp](https://tigerprints.clemson.edu/arch_tp)



Part of the [Architecture Commons](#)

---

## Recommended Citation

McCuen, Leonard J. Jr., "Mauldin, South Carolina Suburban Town Center" (1979). *Master of Architecture Terminal Projects*. 3.  
[https://tigerprints.clemson.edu/arch\\_tp/3](https://tigerprints.clemson.edu/arch_tp/3)

This Terminal Project is brought to you for free and open access by the Non-thesis final projects at TigerPrints. It has been accepted for inclusion in Master of Architecture Terminal Projects by an authorized administrator of TigerPrints. For more information, please contact [kokeefe@clemson.edu](mailto:kokeefe@clemson.edu).

MAULDIN, SOUTH CAROLINA

SUBURBAN TOWN CENTER

LEONARD J. MC CUEN JR.

SPRING 1979

A Terminal Project submitted to the faculty of  
the College of Architecture, Clemson University,  
in fulfillment of the requirements for  
the degree of MASTER OF ARCHITECTURE

# MAULDIN, S.C. SUBURBAN TOWN CENTER

*Robert D. Ellis*  
Committee Chairman

*Robert D. Ellis*  
Major Advisor

*Jeffrey B. Wooten*  
Head Department of Architectural Studies

TERMINAL PROJECT OF LEONARD MC CUEN



MAULDIN, SOUTH CAROLINA  
SUBURBAN TOWN CENTER

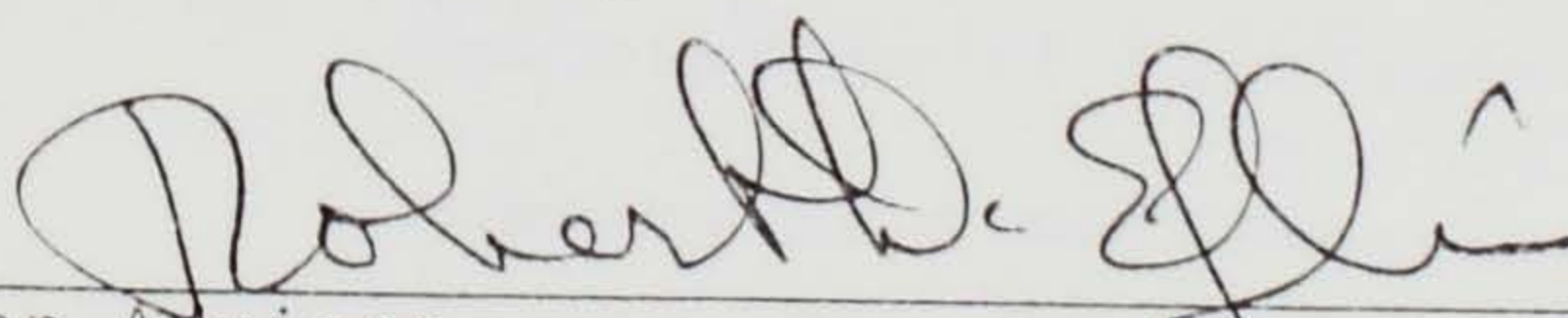
LEONARD J. MC CUEN JR.

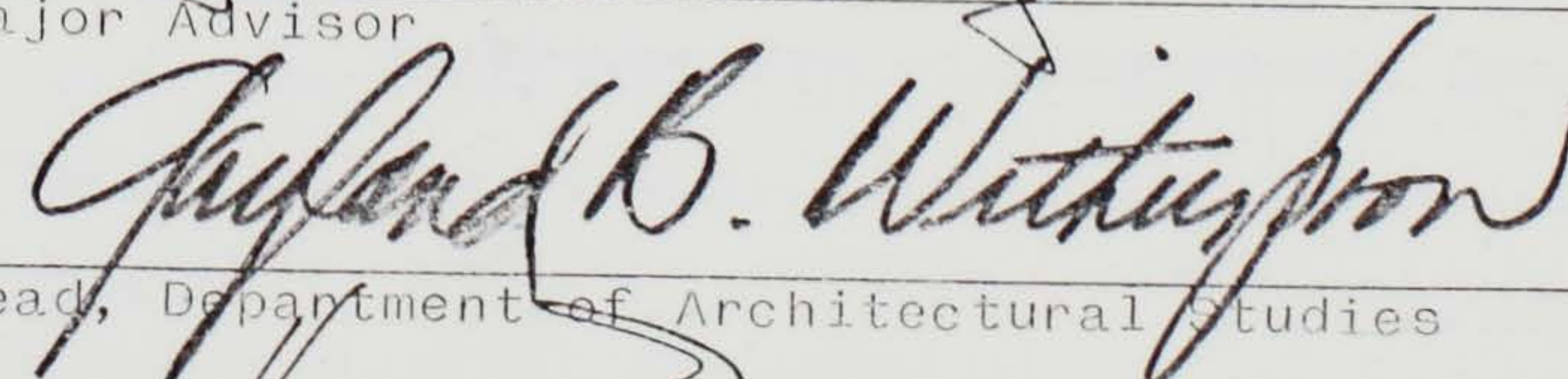
SPRING 1979

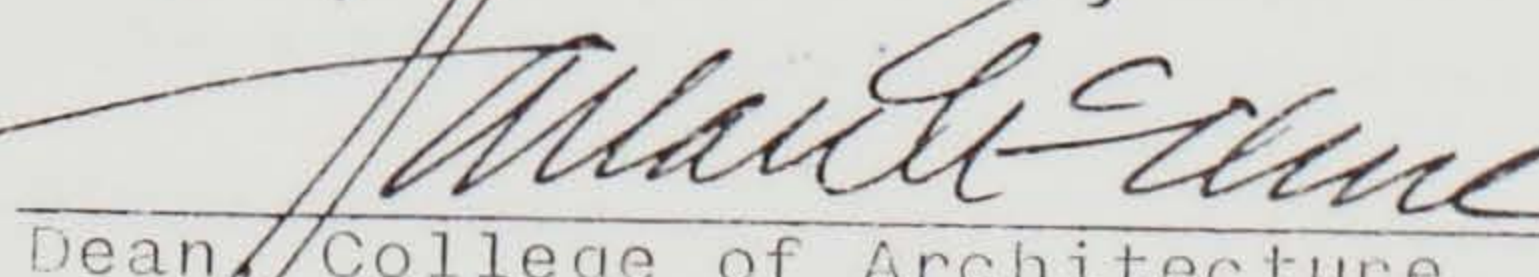
A Terminal Project submitted to the faculty of  
the College of Architecture, Clemson University,  
in partial fulfillment of the requirements for  
the degree of MASTER OF ARCHITECTURE

Approved:

  
\_\_\_\_\_  
Committee Chairman

  
\_\_\_\_\_  
Major Advisor

  
\_\_\_\_\_  
Head, Department of Architectural Studies

  
\_\_\_\_\_  
Dean, College of Architecture

A. H.  
NA4177  
.M3

UNIVERSITY OF SOUTH CAROLINA  
LIBRARY TOWN CENTER

LEONARD J. MC GUE JR.  
SPRING 1979

A formal project submitted to the faculty of  
the College of Architecture, Clemson University,  
in partial fulfillment of the requirements for  
the degree of MASTER OF ARCHITECTURE

Approved:

Committee Chairman

Dean, College of Architecture

Head, Department of Architectural Studies

Head, College of Architecture

604251



# Table of Contents

Initial Client Statement.....	1
Research.....	2
Greenville Region.....	2
The Holy Hablida.....	4
Cane Studies.....	24
Prelim Definition.....	31
To my parents	
Site Collection.....	36
Determining Programatic Concepts.....	47
Programatic Research.....	49
Summary of Major Town Center Needs.....	73
Description of Functions.....	73
Summary of Functions.....	88
Determination of Programatic Concepts.....	94
Programatic.....	100
Budget.....	106
Site Analysis.....	107
Bibliography.....	109

# Table of Contents

Initial Client Statement.....	1
Research.....	3
Greenville Region.....	3
Mauldin.....	9
Case Studies.....	24
Problem Definition.....	31
Site Selection.....	36
Determining Programatic Concepts.....	47
Programatic Research.....	48
Summary of Major Town Center Needs....	73
Description of Functions.....	75
Summary of Functions.....	88
Determination of Programatic Concepts.	94
Program.....	100
Budget.....	105
Site Analysis.....	107
Bibliography.....	109



# Introduction

# Statement

The primary thrust of this study is the desire to explore the needs of contemporary American suburban environments.

New suburban communities represent the most rapidly growing areas in the United States. Unfortunately, much of this growth is unplanned, sometimes chaotic, and almost always giving priority to commercial considerations. It is clear that those suburban communities which have developed in the past thirty years are places of great need for architectural and planning involvement. To date however these places have been largely ignored by the environmental professionals. Thus their fate has mostly been left to profit motivated developers and financiers.

The community of Mauldin, South Carolina represents this phenomenon particularly well. Their expression of concern for their living environment and future in terms of need for a town center provides an ideal opportunity for the architect concerned with the plight and the potential of the American Suburbs.



# Initial Client Statement

Originally, the client (the City of Mauldin, South Carolina) knew only that there was the need for some type of community center in their area and that it was to include these facilities:

## GOVERNMENTAL

City Hall

Court House

## RECREATIONAL

Gymnasium/Multi-Purpose Hall (with  
spectators' area)

Indoor Athletic Facilities with Locker  
Rooms

Pool (with spectators' area)

## SOCIAL

Library

Day Care Center

Indoor Exhibition Spaces

Arts and Education Center

The only goal set at this point was a belief by the city that the center had great potential for their community since nothing of this nature had



# Research

been available to date. Precisely what type of center or its relationship to the community was still unexplored.

## INITIAL ARCHITECTURAL TASK

In order to develop the architectural definition through interviews with the leaders of Mauldin government including the Mayor, City Administrator, and City Planner, it was immediately evident that the first architectural task was to determine exactly what the true nature and meaning of the center should be. Since no site had been selected, this "problem definition" would have to lead to a rational site selection criteria. Some outline of the budget for the project would also need to be defined at this point.

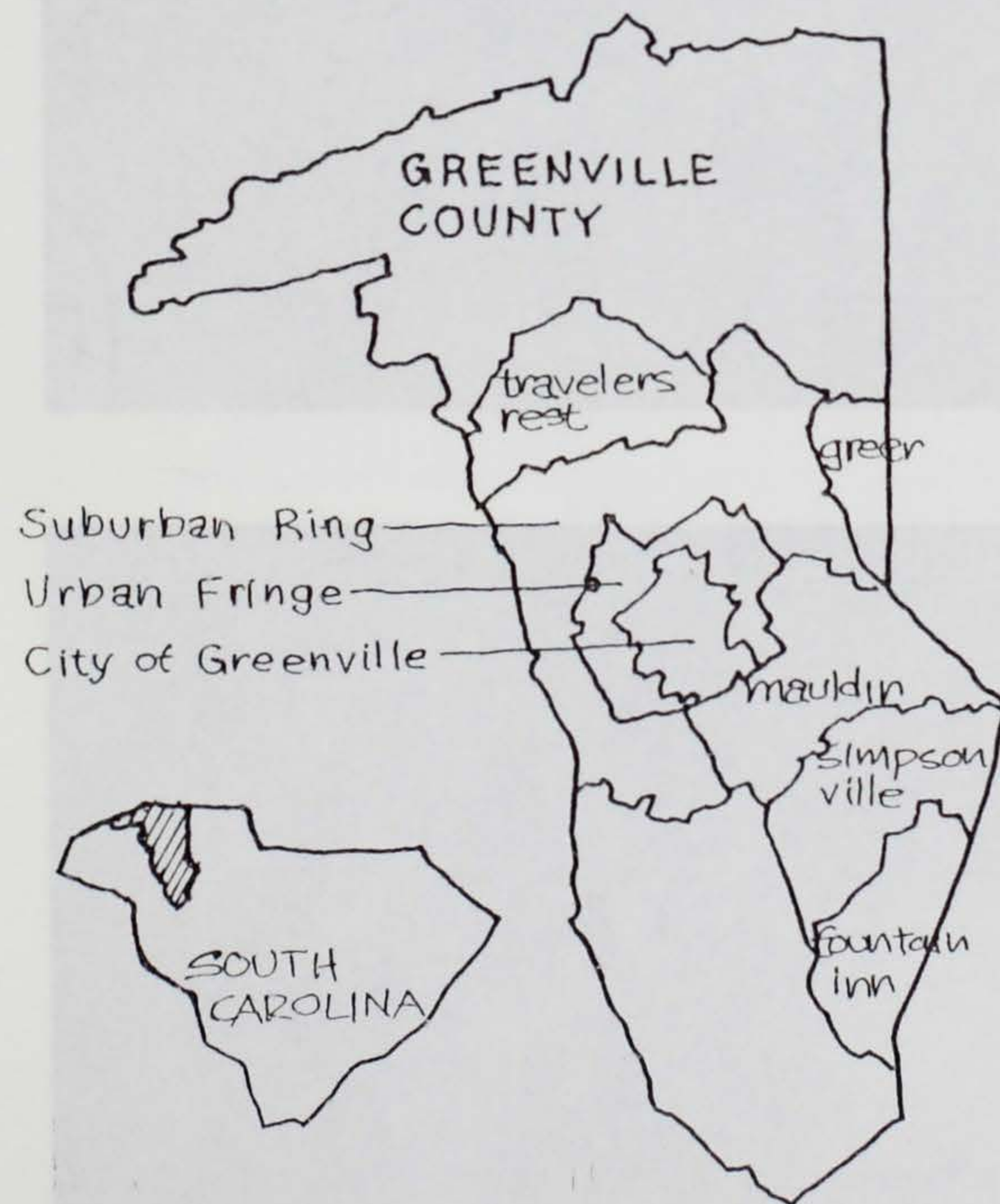


## THE GREENVILLE REGION

Mauldin belongs to a region dominated by the City of Greenville, South Carolina. The Greenville Region happily turns out to be a rather prosperous and growing one. Mauldin is a quite significant factor in this progress, both enjoying the advantages of being part of a region which is advancing rapidly in population and economy, and contributing



# Research



In order to develop the architectural definition of problems to solve for the Mauldin Town Center in terms of function, form, economy, and time, the following research proved to be of the utmost importance:

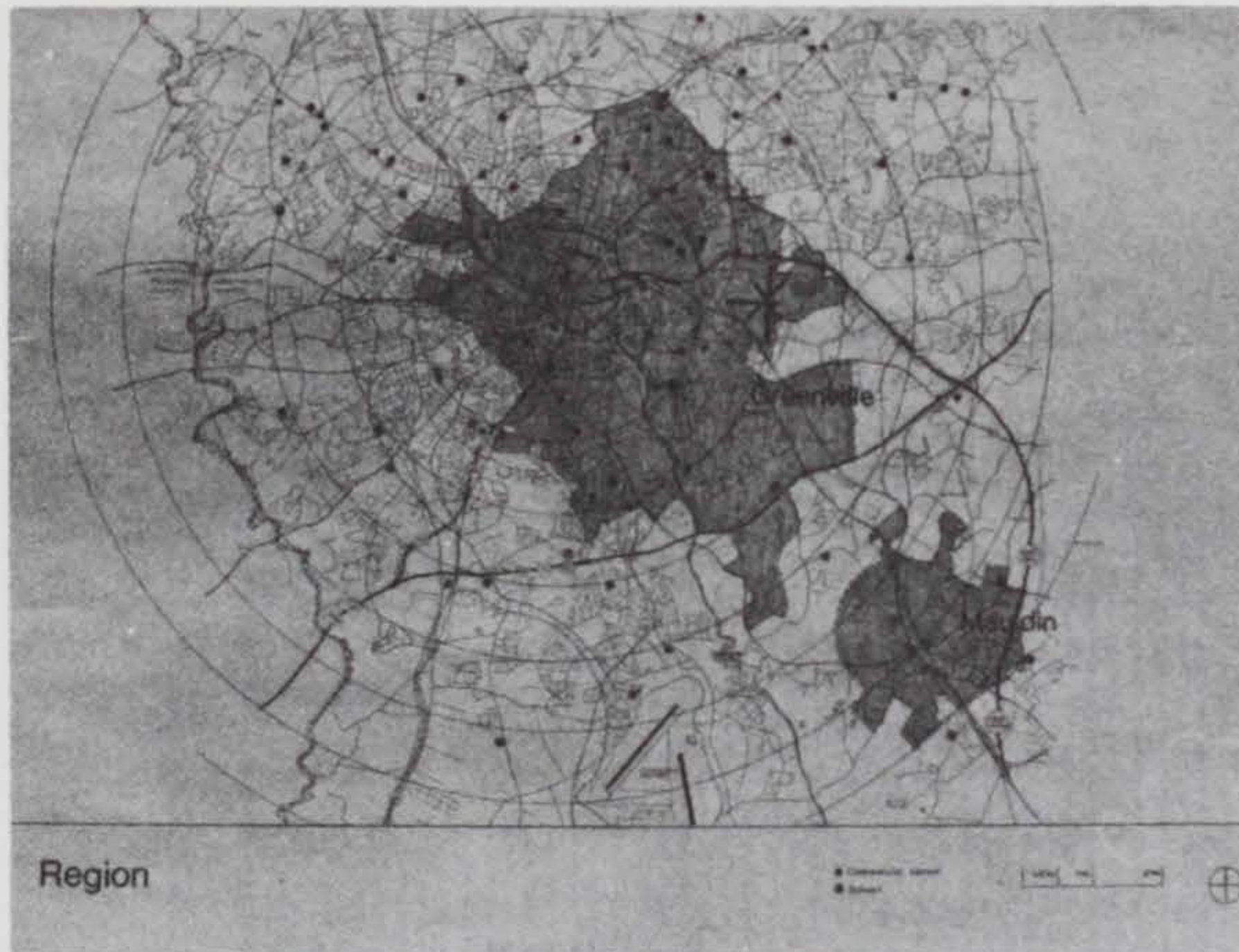
## REGION

The first step necessary in understanding the needs of Mauldin was to look at the general regional context in which the town exists.

## THE GREENVILLE REGION

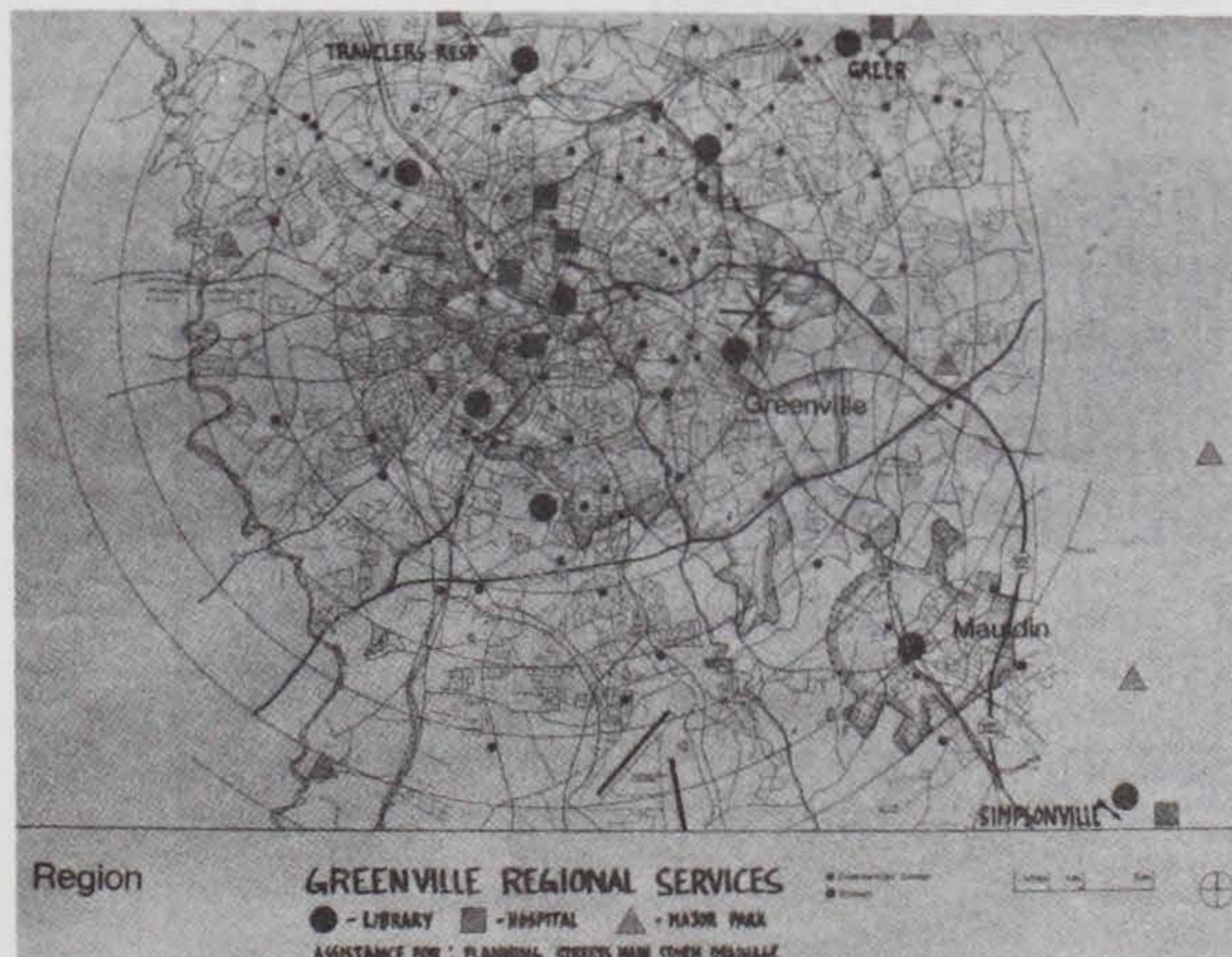
Mauldin belongs to a region dominated by the City of Greenville, South Carolina. The Greenville Region happily turns out to be a rather prosperous and growing one. Mauldin is a quite significant factor in this progress, both enjoying the advantages of being part of a region which is advancing rapidly in population and economy, and contributing





to it. Mauldin is the largest suburb of Greenville and the fastest growing. It enjoys a suburban role in that it uses many of the economic and cultural services of Greenville and yet is mostly separate in terms of utilities and governmental services.

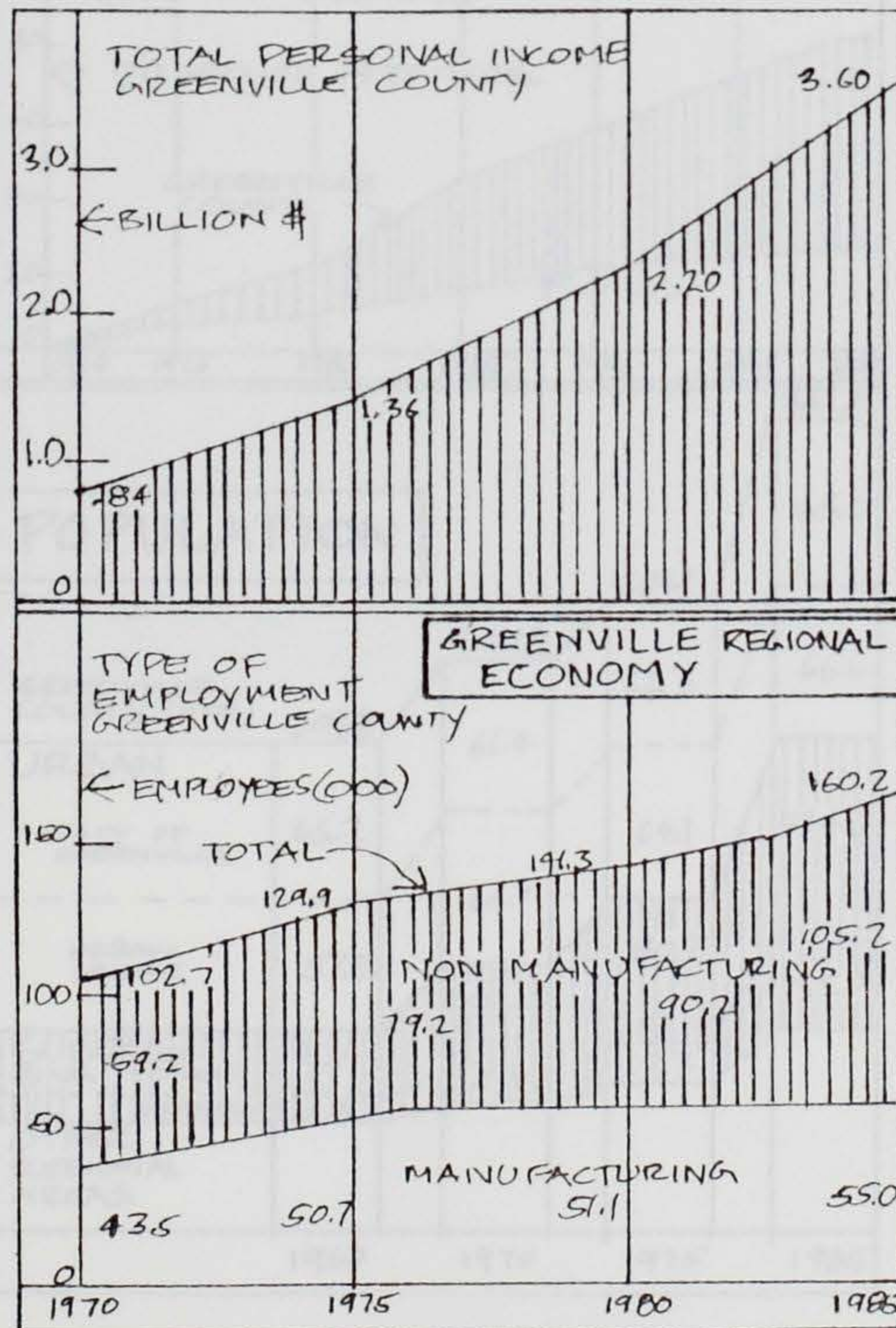
The Greenville Region is growing in population at a rate two and a half times faster than that of the United States as a whole. The actual City of Greenville has been remaining fairly constant with the suburbs and outlying areas accounting for most of the growth. This is largely true of the economic growth as well, with the per capita income advancing significantly faster in the region than the United States average. Parity with the national level should occur by the late 1980's. Traditionally, the Greenville Region has dealt in manufacturing, especially textiles. This is beginning to change now with non-manufacturing taking increasingly larger portions of the area's employment.





## MAULDIN'S RELATIONSHIP TO THE GREENVILLE REGION

As important as understanding the general condition of Mauldin's region is determining what the relationship of the town is to that region. These factors surfaced as being of primary importance:



### Is There Really A Town Of Mauldin?

It is sometimes argued that there is really no actual town of Mauldin, that it is just a political boundary defining a portion of Greenville's suburban ring. It is further argued that Mauldin has no meaning or identity either in the region or within the town itself. This belief is erroneous and is largely the result of lack of information and in some cases misinformation.

### Identity

Although the image of Mauldin has suffered throughout most of the Greenville Region, interviews with town leaders and citizens alike show clearly that Mauldin residents think of their town as being Mauldin not Greenville. Although Mauldin's suburban relationship to Greenville is of course recognized, pride in Mauldin and concern



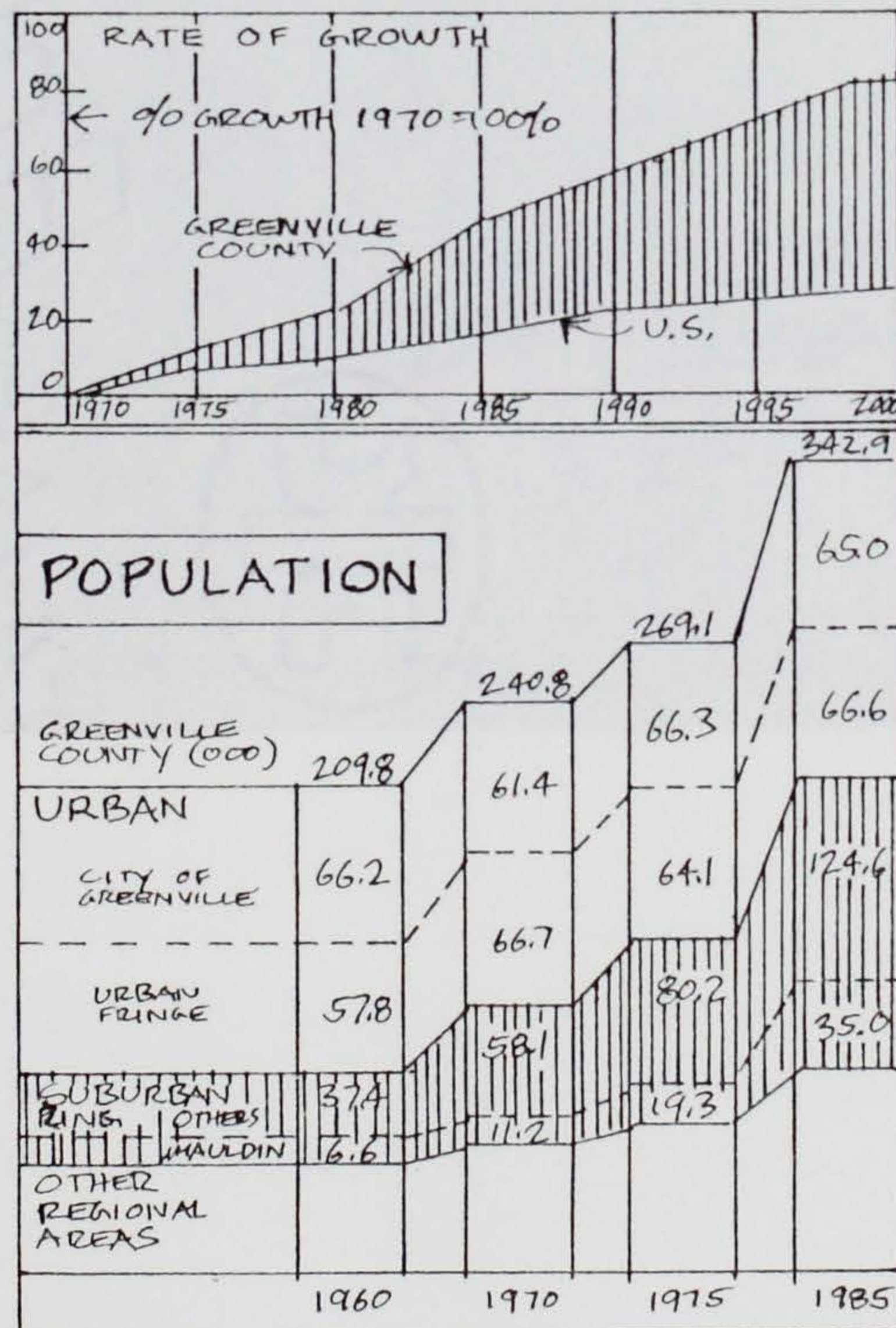
about its image, services, facilities, and future is at all times evident.

### Annexation

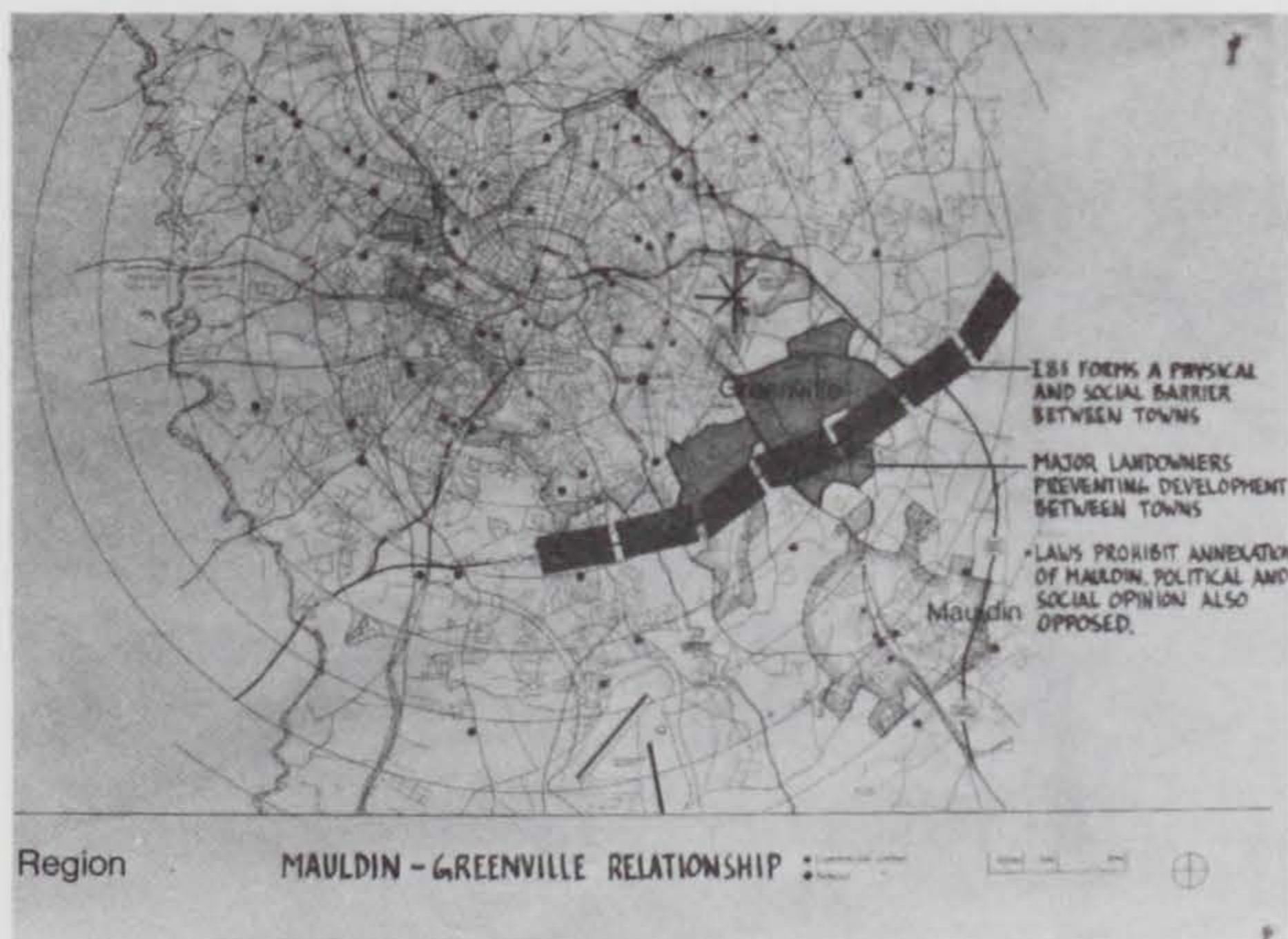
It is often mentioned that Mauldin will be annexed by the City of Greenville, if not sooner, then certainly later. The facts are that annexation would be impossible under South Carolina law and would be strongly opposed by Mauldin anyway. Mauldin leaders are most clear when discussing annexation that their city is quite content staying as it is. They have even joked that if Greenville should ever wish to be annexed by Mauldin, they would be most happy to oblige.

### Blending

Another common mis-conception is that the outward growth of Mauldin and Greenville will eventually cause the two cities to blend into one another. This would dissolve any definition of boundary between the two towns. Investigation uncovers two factors that will prohibit this. First, Interstate Highway 85 forms a strong physical and social barrier between the two cities. Secondly, much of the area between Mauldin and Greenville is held by one







powerful landowner whose personal feelings and plans for the land make the blending effect impossible.

#### Bedroom Community

Finally, it is argued that Mauldin is just a "bedroom community" for Greenville whose only function to the region is to provide housing for people commuting to their jobs in the larger city. The facts are that Mauldin is a major employer itself with many people commuting to Mauldin. Much industrial development is here and should continue. Mauldin also takes larger share of the population growth of the region since it serves the highly important role of being a primary place for newcomers to the region to locate.





## CONCLUSIONS ON REGIONAL RESEARCH

1. The Greenville Region is growing rapidly and positively in population and economy and is certain to continue.

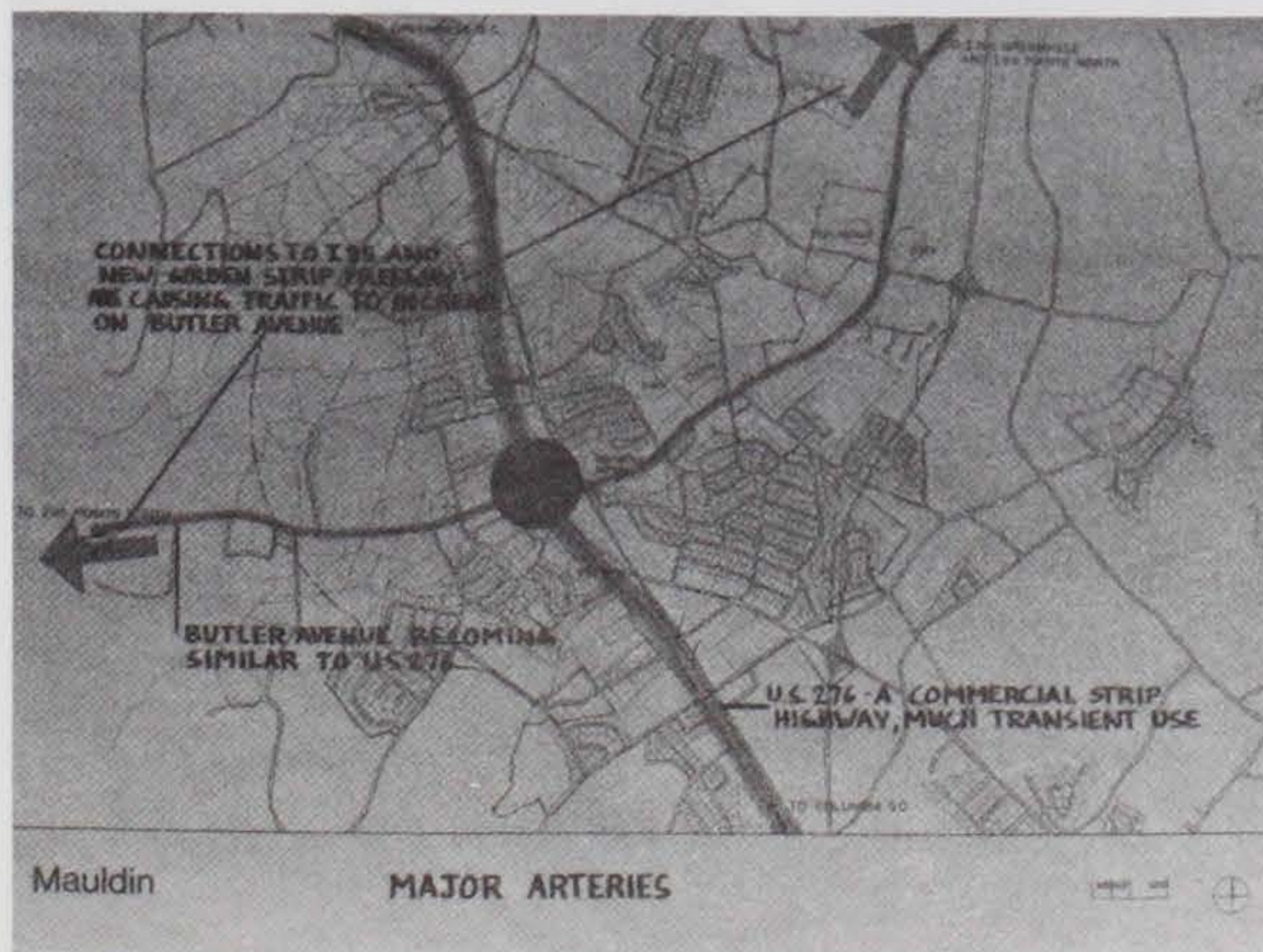
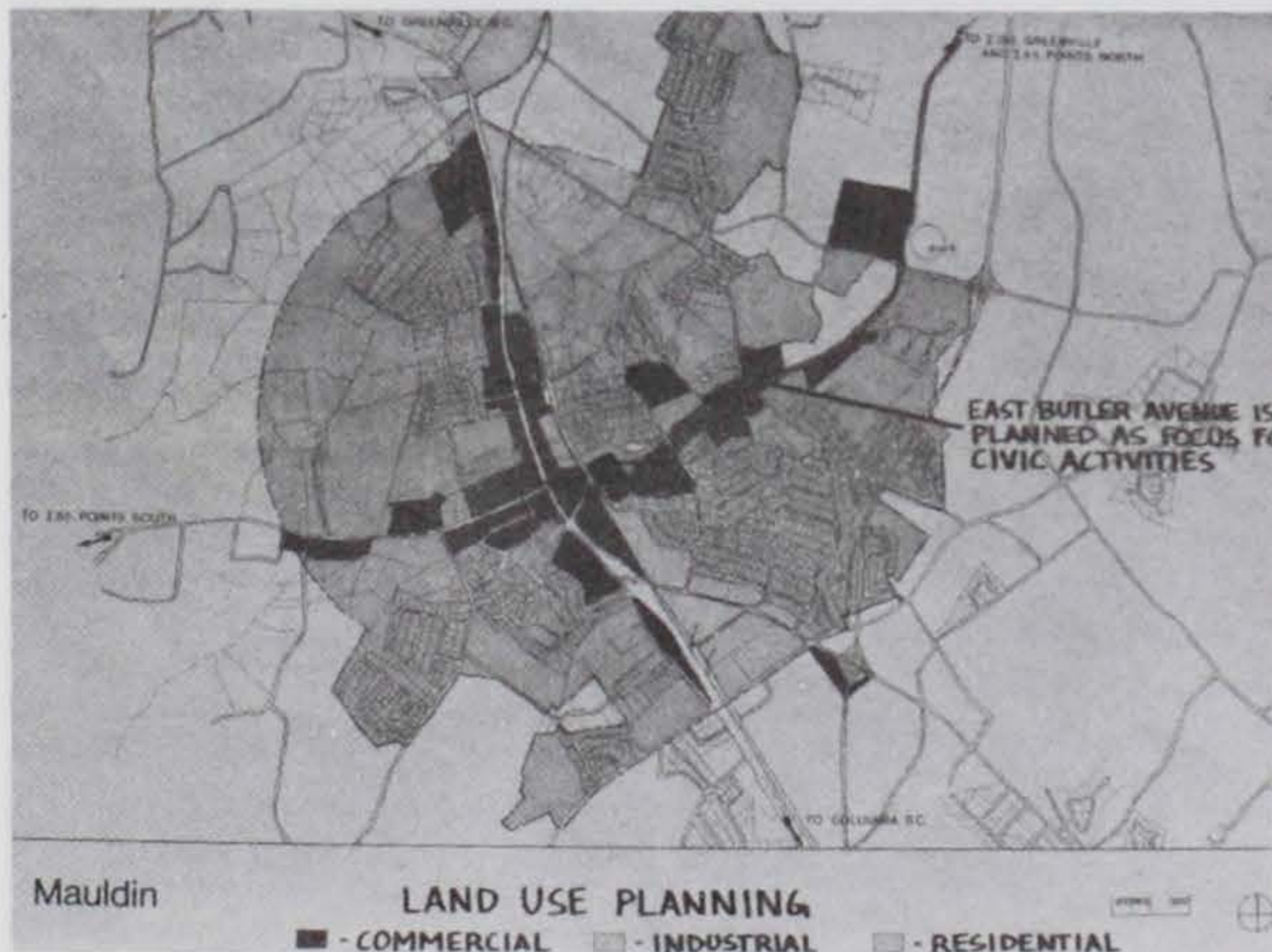
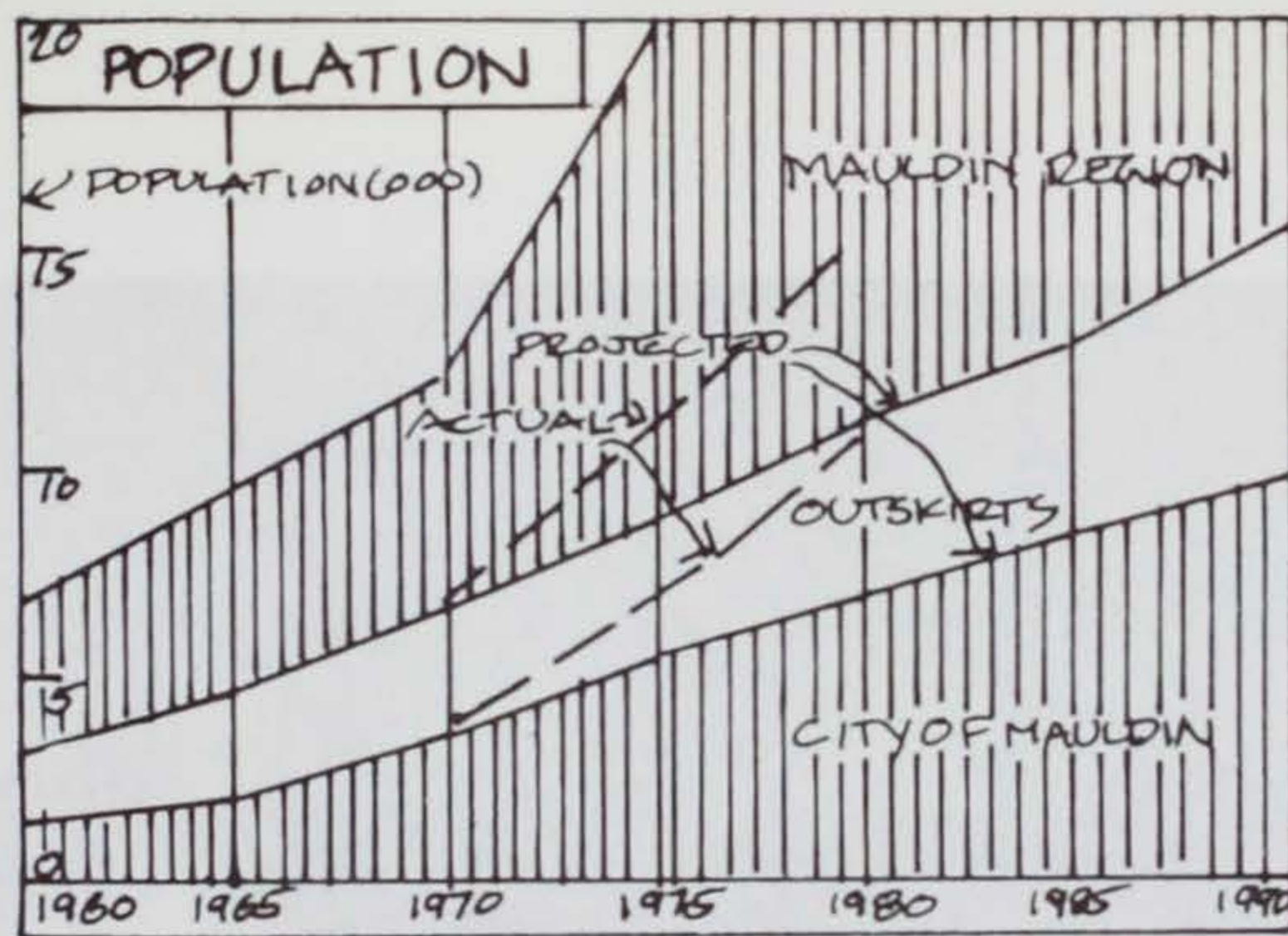
2. Mauldin is a vital part of the Greenville Region and is an important key to its growth and success.

3. Mauldin, while serving as a suburb to Greenville, is a separate entity socially, governmentally, and economically.

4. Mauldin's service to the region is multi-faceted since it provides not only housing but employment and services as well.

5. Image of Mauldin throughout the Greenville Region is poor and not really indicative of what the town is actually like.





## MAULDIN

### Physical Development

Mauldin was founded in 1775 as a farming village. For many years it remained almost dormant with little growth or construction. The economic and population boom in the Greenville Region, especially in the past twenty-five years has brought with it great physical changes to Mauldin. The 1976 census shows a Mauldin of over 7,000 population in town and a Mauldin Region of over 23,000. By 1985 this region should have a population well in excess of 35,000.

Although this growth has been a very positive factor for Mauldin and has brought significant wealth to the area, it has been very sudden and unplanned. The growth has mostly consisted of extensive strip commercial development and tract housing. Growth did originally cluster around the intersection of Route 276 and Butler Avenue. That area is now intensely car oriented and the actual geographic center of town development has





The intersection of Route 276  
and Butler Avenue, looking South  
(above) and West (below)

shifted greatly, rendering the original intersection area useless as a core for Mauldin.

The actual physical development that is today Mauldin is the result of economic decisions almost exclusively. Only in the past few years has any planning effort begun. With the aid of the Greenville Planning Commission, the Mauldin Planning Commission has been formed. This Commission has created for the first time a zoning plan and regulations for the city and vicinity. Some basic planning decisions are now beginning to be put into motion. Foremost among these is the recognition that Route 276 must be regarded as the place for commercial development of a transient nature and that Butler Avenue, especially on the East side of town will be the area for civic development. Still, most development occurs when a developer decides on an area for financial exploitation. The result has been a town that is homogeneous throughout a large expanse of land, offering little in terms of social and cultural focus for the community. It has been said that many suburban towns are "accidental communities". This certainly would seem to apply to Mauldin where social organization and identification is

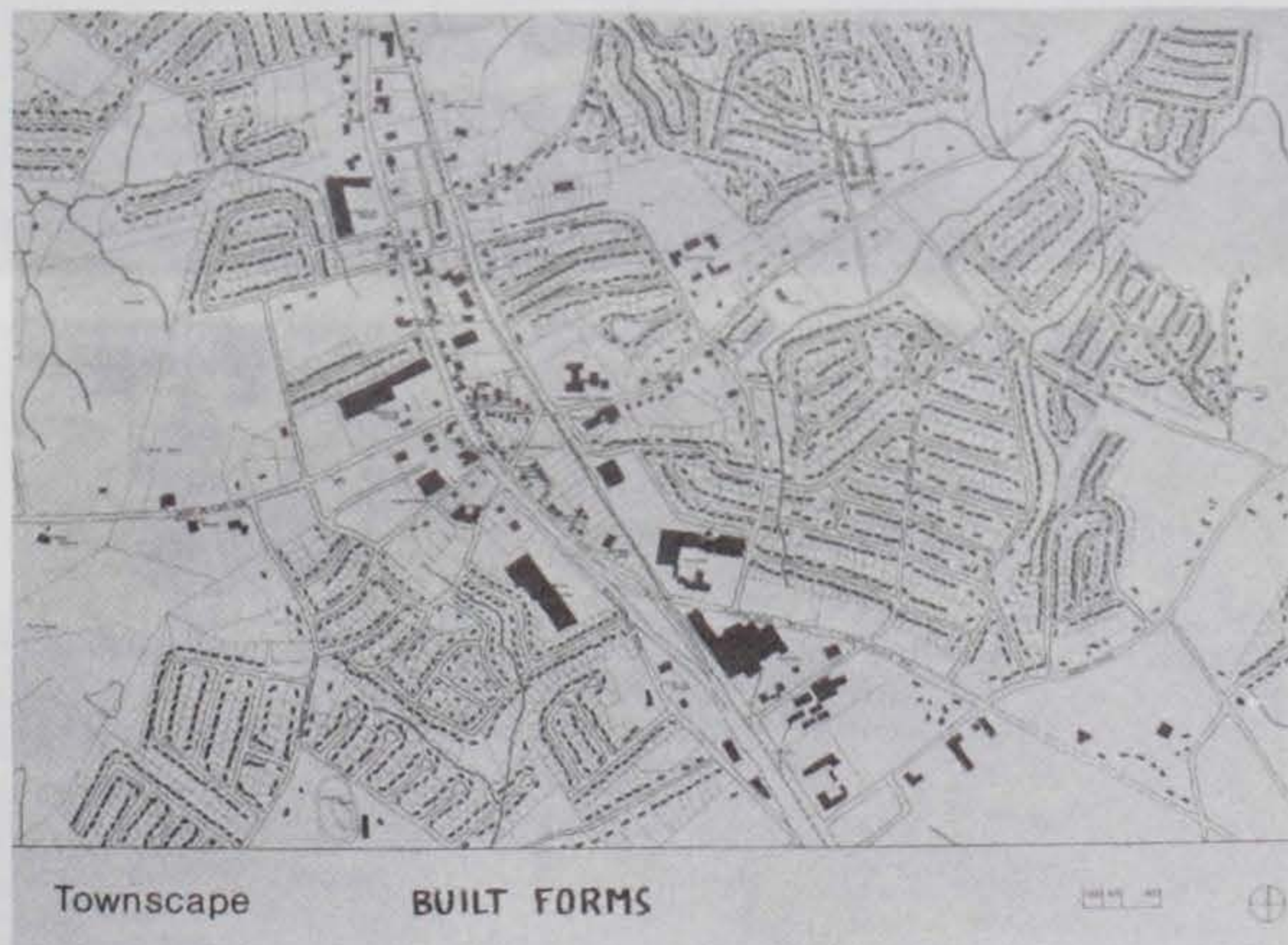
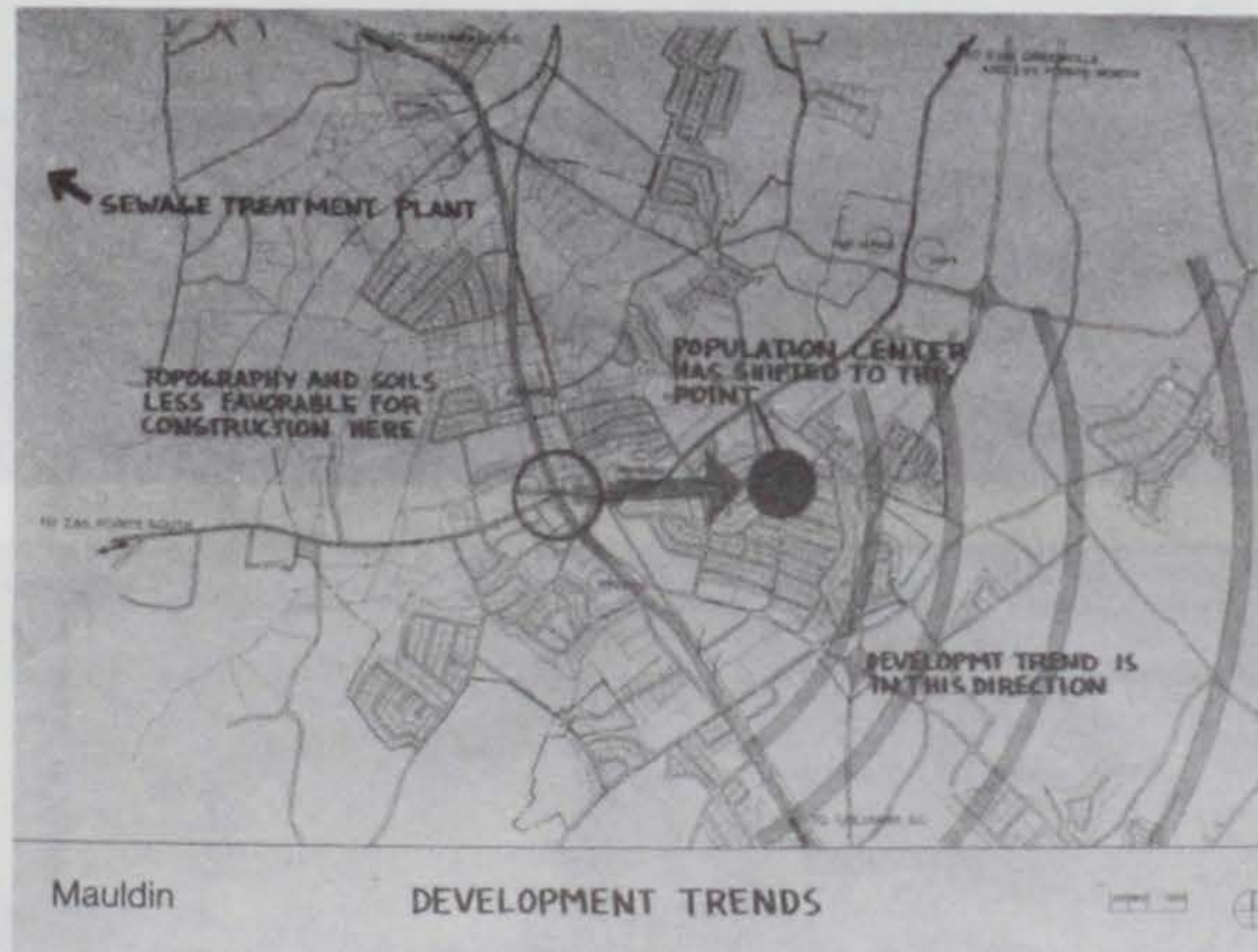


occurring within a physical context which so far has been unable to respond.

## LIVING PATTERNS

### Land Use

Although Mauldin contains many different land use types, the actual mixing of these uses in close proximity is rare. What could be termed best as a suburban pattern of land use mix has occurred here with pockets of residential, commercial, industrial, etc. occurring independently of each other. As a result, a person living in one of the tract housing developments in Mauldin will rarely have a store or church within their immediate neighborhood. This is in direct contrast with most urban neighborhoods that one might think of. One positive result of this is that it is rare to find a clash of incompatible land use types. One negative feature is that an almost exclusively vehicular circulation pattern must evolve as a result. The implications of this include an effect on age patterns (older people who may not be able to drive often find it quite difficult to exist in a strictly vehicular oriented community), per capita income (living in such an environment requires a more expensive







lifestyle), as well as the physical layout that streets and structures must take.



Mauldin is of the most extreme type of vehicular orientation. With apparently no exceptions, every unit of commercial in town is solely oriented to the moving car with direct access from the street and parking being major architectural features. Even stores that are off of the major highways are of the chain type and depend on media advertising and attention grabbing signage for survival.

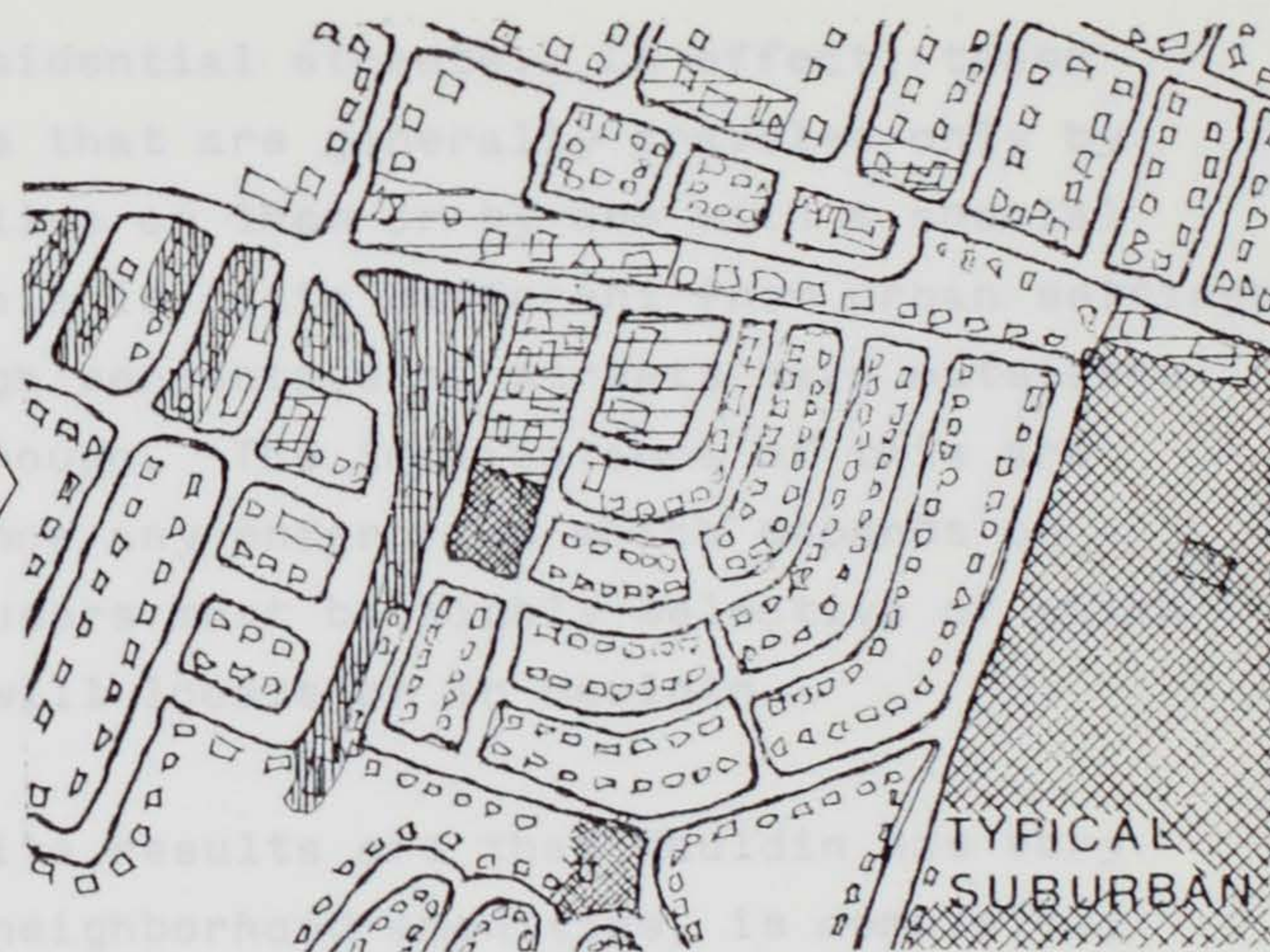
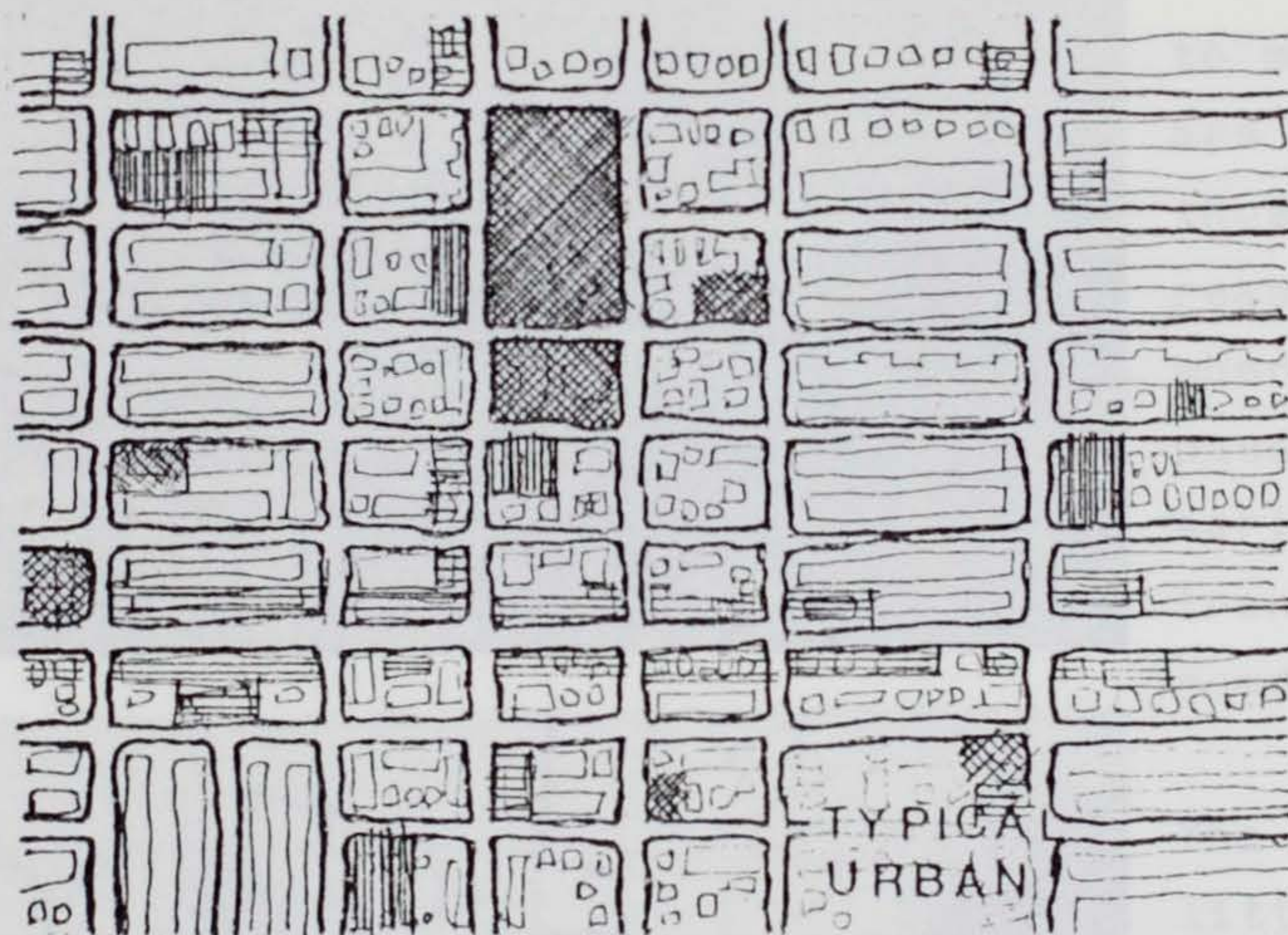


There are sidewalks on almost no streets in Mauldin, the only notable exception being a few on East Butler Avenue. Not only is it therefore uncomfortable and sometimes dangerous to walk along streets in Mauldin, it is rare that something of need or interest would be within reasonable walking distance anyway.

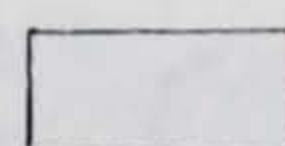
There is an important hierarchy of street types in Mauldin. Like most suburbs, Mauldin has few streets that are what would be considered through streets. Instead, it has mostly streets which are loops, dead ends, or which are residential streets leading

Scenes along Route 276

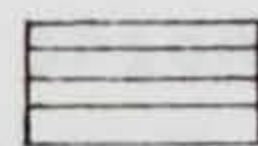




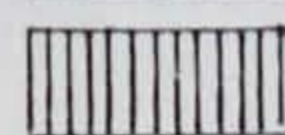
LAND USE



RESIDENTIAL



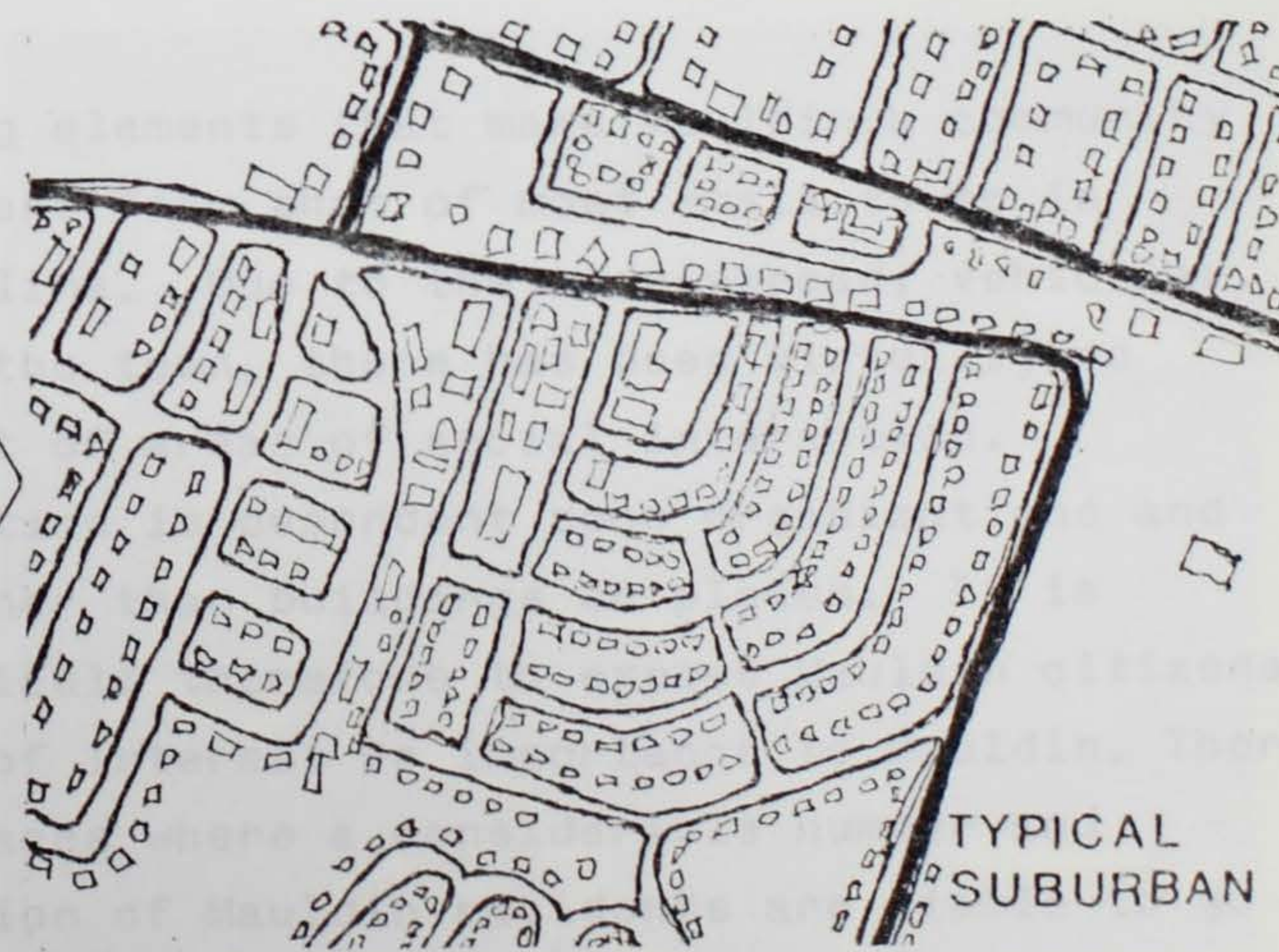
COMMERCIAL



INDUSTRIAL



INSTITUTIONAL/RECREATION



THROUGH STREETS

THROUGH STREETS OUTLINED IN HEAVY LINES





to more residential streets. In effect, these are streets that are generally traveled only by those who live on them or by one with a special reason. This is quite different from urban settings where a high percentage of streets have outsiders passing through. The implications of this are serious since any enterprise which depends on transient users must be highly selective of which road they will locate on in Mauldin.

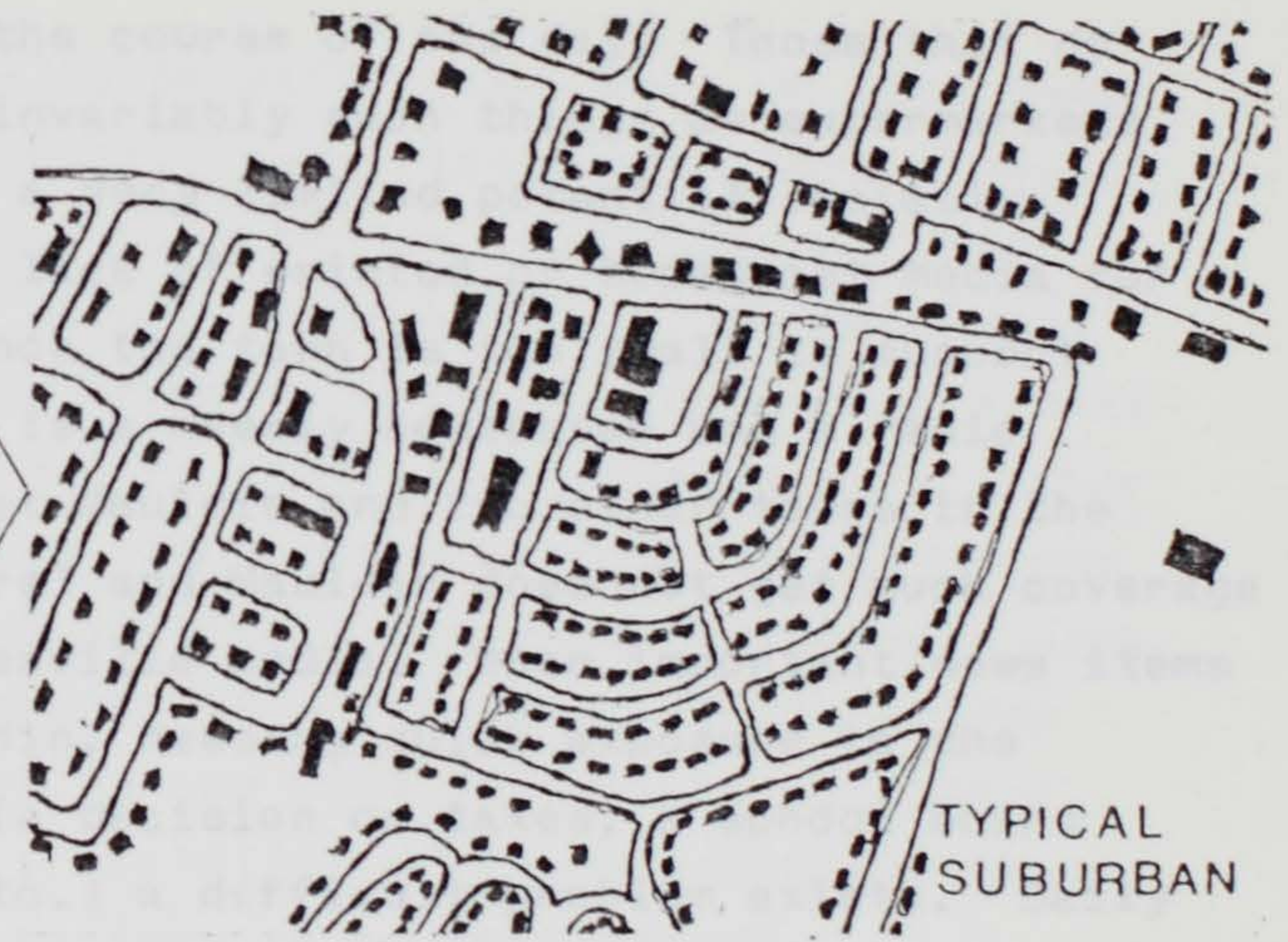
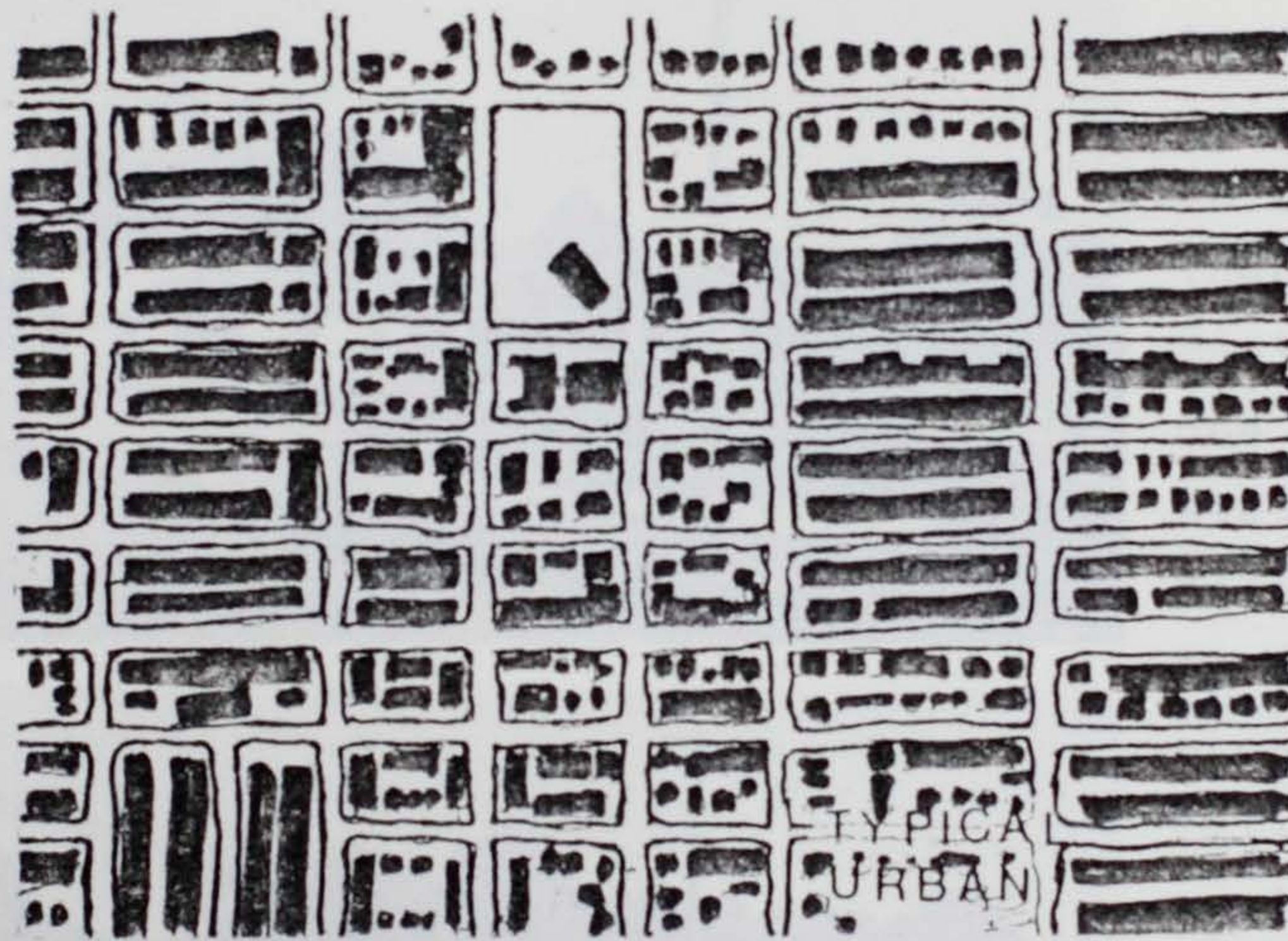
The composite results are that Mauldin has very little in neighborhood amenities, is completely car oriented, and depends more on wide-spread, individual structures rather than clusters.

### Lifestyle

The bonding elements that make Mauldin a community are different from that of most small towns in South Carolina. Due to the wide-spread, vehicular, nature of the town, there has been virtually no development of areas of social interaction.

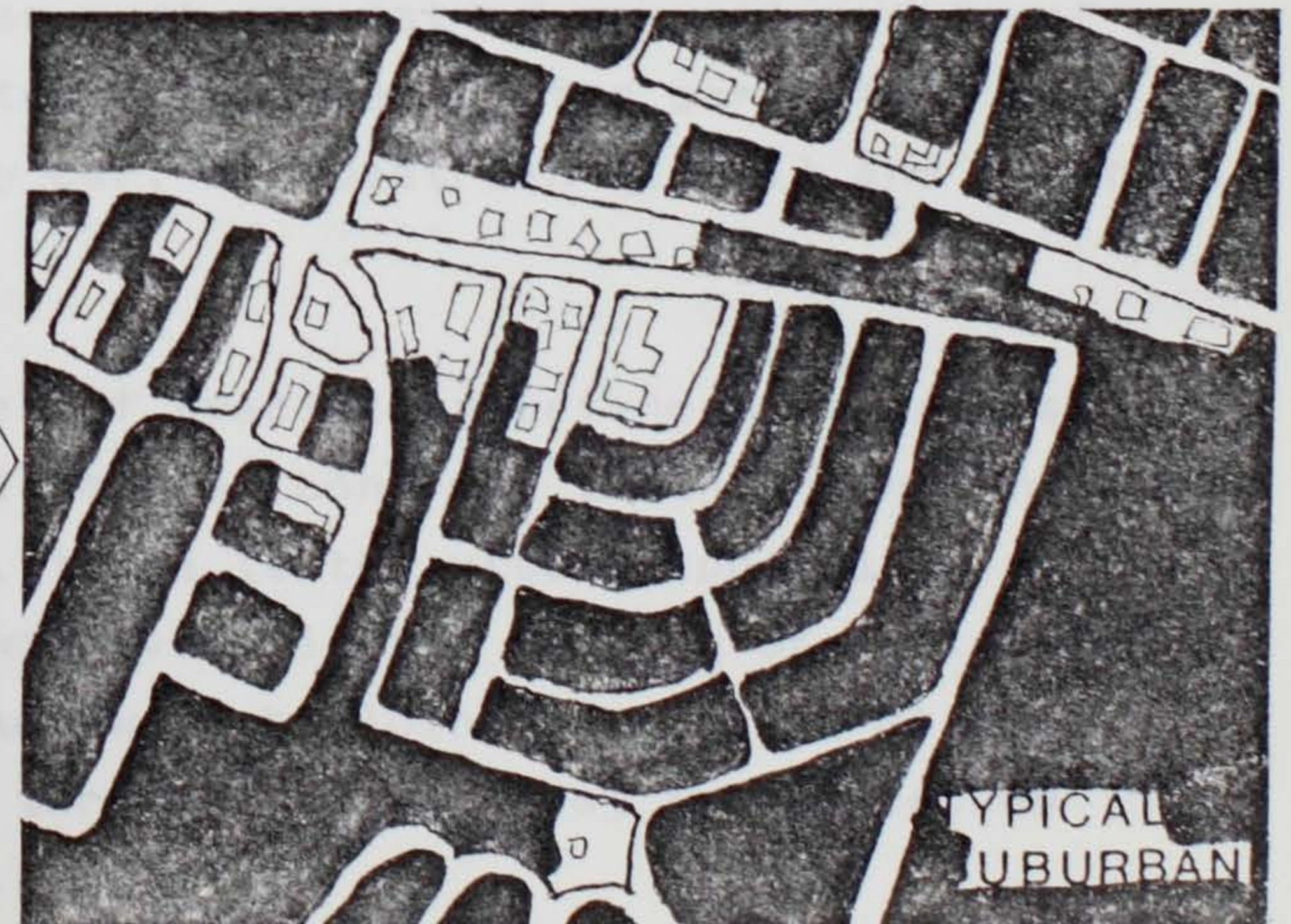
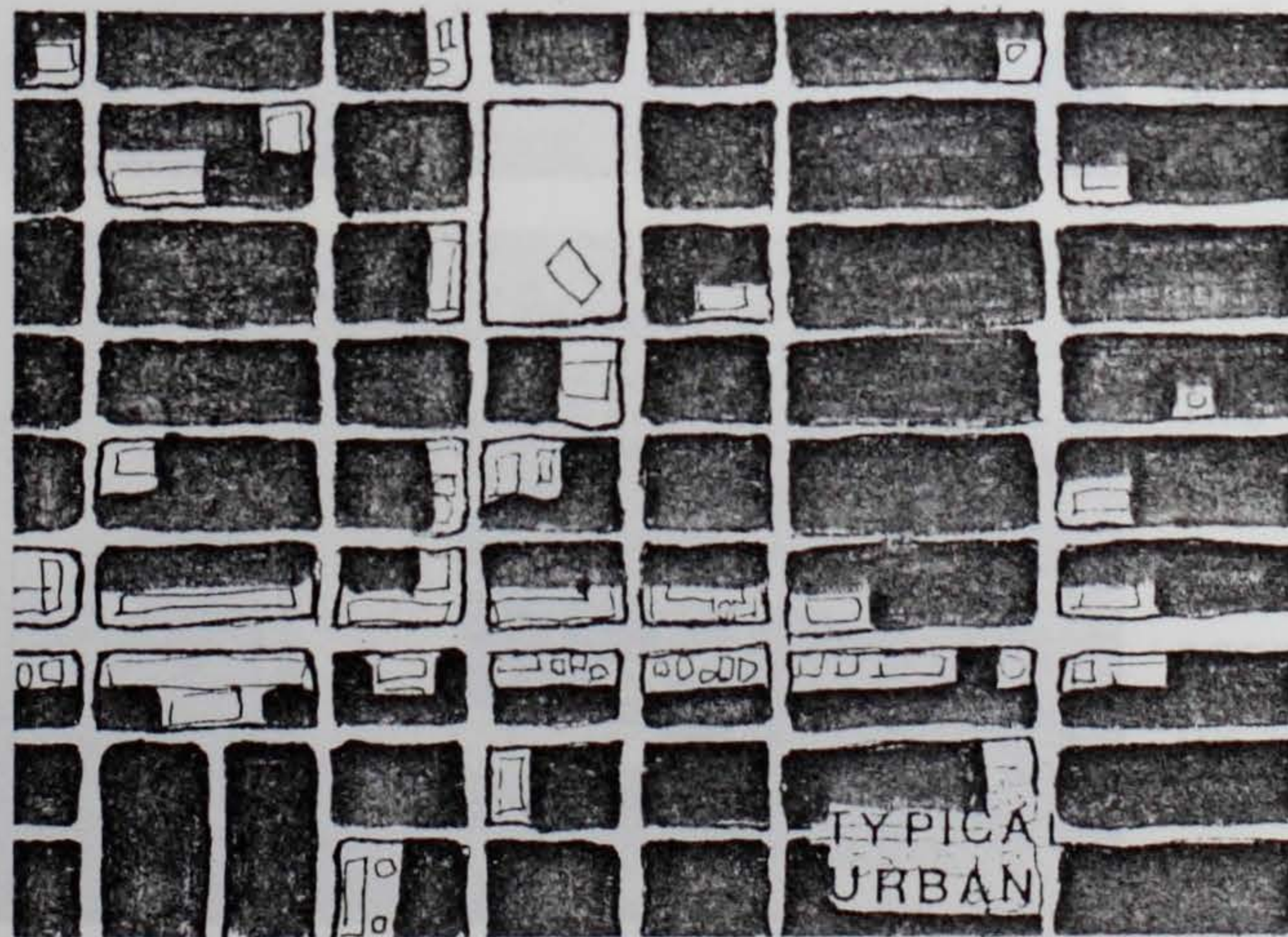
Identification is dependent upon organizations and events rather than buildings or places. It is often difficult therefore to expose Mauldin citizens to things of interest or importance to Mauldin. There are few places where a considerable number and cross-section of Mauldin residents are liable to go





BUILT FORMS

BUILT FORMS IN BLACK



PUBLIC AND PRIVATE SPACES

PRIVATE SPACES IN BLACK





to during the course of the day. Those that do exist are invariably such things as supermarkets which have a very limited potential socially. There is a lack of printed or broadcast media for Mauldin since the town is too small to support one (there is a weekly newspaper and a radio station that Mauldin and two other towns in the region share) and Mauldin does not get much coverage in the Greenville media. When important news items about Mauldin, needing quick exposure to the citizenry (a decision on taxes, a school board meeting, etc.) a difficult problem exists. Daily life for Mauldin citizens consists of traveling from home to work or activities and back home in the family car or cars. Activities of shopping and business must consist of several points of activity strung together by the car rather than one trip by car, a pedestrian circuit and a return by car.

The sequence of spacial experiences is interesting and again in marked contrast to an urban community. In Mauldin, there is the visual appearance of open land with very little feeling of enclosure by or contact with buildings. Looking at the same areas through the way they are perceived



## EDUCATION

MEDIAN SCHOOL YEARS COMPLETED -  
12.5 (Persons 25 yrs. and over)

8 yrs. or less	198	(11.0%)
some high school	395	(21.5%)
high school grad	710	(38.0%)
some college	314	(17.0%)
college grad	230	(12.5%)

## FAMILY INCOME

MEDIAN INCOME - \$11,083

\$5,000 or less	98	(10.0%)
\$5,000 - \$10,000	285	(30.0%)
\$10,000 - \$15,000	386	(40.5%)
\$15,000 - \$25,000	162	(17.5%)
\$25,000 - \$50,000	13	( 1.5%)
\$50,000 and over	4	( .5%)

socially is quite different. Here we find that there is actually very little area that a person may feel free to enter or touch since almost everything is privately owned. Neighborhood streets, for example, may have tremendous visual relief and yet be mentally perceived as a rather hostile place since there is nothing in the way of amenities and the lawns which all adjoin each other are generally off bounds. This feeling is magnified by the fact that there will be a very small probability of there being anything other than residences on that street.

## People

A general look at the population of Mauldin, who they are, and how they live is needed to help understand the needs of their community. The statistics presented here are from the 1970 United States Census and only includes people within the town boundaries of Mauldin. The trends shown however are reflective of the entire Mauldin Region.

Mauldin's housing situation is very good and is therefore not eligible for any federal assistance.



# LENGTH OF STAY

## OWNER OCCUPIED

2 yrs. or less	171	(20.1%)
3	126	(14.8%)
4 & 5	244	(28.6%)
6 - 10	190	(22.3%)
11 - 20	74	( 8.7%)
21 or more	47	( 5.5%)
Total	852	(77.7% of city)

## OTHERS

# WHO THEY ARE

Total Population

Mauldin - 3797 Region - 21,200

Households - 1016 People/Household - 3.7

Male - 1849 Female - 1948

White - 97% Black - 2.9%

## AGE

Under 5 - 369 (9.7%)

5 - 9 - 542 (14.3%)

10 - 14 - 488 (12.8%)

15 - 19 - 330 ( 8.7%)

20 - 29 - 542 (14.3%)

30 - 39 - 688 (18.1%)

40 - 65 - 736 (19.4%)

65 & over 102 ( 2.7%)

# HOW THEY LIVE

## Dwellings

Total Year Round Housing Units - 1907

Occupied - 1016 Vacant - 81

Complete Plumbing Facilities - 98.4%

Lacking one or more Major Plumbing Facility  
-1.6%

Mauldin's housing situation is very good  
and is therefore not eligible for any federal  
assistance.



# RENTER OCCUPIED

2 yrs. or less	96	(58.5%)
3	36	(22.0%)
4 & 5		
6 - 10	18	(11.0%)
11 - 20		
21 or more	14	( 8.5%)
Total	164	(14.9% of city)

OTHERS 81 ( 7.4% of city)

These pleasant, quiet, neighborhood scenes typify the true character of Mauldin. A character which most people of the Greenville Region are not aware of.

## UNITS IN STRUCTURE

1	-	999 (91.1%)
2	-	35 ( 3.2%)
3&4	-	6 ( .5%)
5 & up-		
Mobile		57 ( 5.2%)

## AGE OF STRUCTURE

2 or less	-	111 (10.1%)
3 - 10	-	661 (60.3%)
11 - 20	-	227 (20.7%)
21 - 30	-	57 ( 5.2%)
31 or more	-	41 ( 3.7%)





These pleasant, quiet, neighborhood scenes typify the true character of Mauldin. A character which most people of the Greenville Region are not aware of.

#### IMAGE

As was mentioned in the regional research, Mauldin suffers from a lack of identity throughout the region. Additionally, those that do have a recognition of the town generally get a rather poor impression or image. The reason for this is simply that the visual contact that most people ever have with Mauldin occurs only while riding through one of the highways. Especially when passing down Route 276, one gets the feeling that Mauldin is nothing more than a strip town with one franchise commercial outlet after another. The impression is a little less severe when traveling along Butler Avenue but this seems to be mainly because this street is not as fully developed as Route 276. What people do not see is the areas behind these roads which make up the vast majority of what is Mauldin. These areas are usually quiet residential areas, totally in contrast to the fast paced and often heavily congested conditions found on the highways. It is this peaceful, rather affluent, and generally most comfortable feeling that is really the true image of Mauldin, yet one that only the citizens of the town understand.





View entering Mauldin on Route 276  
coming from Greenville



The only frontage road in Mauldin  
(located on Route 276)



Mauldin also seems to be as closely knit socially, if not more so, as many comparable towns. The image of the town however, is one of cold commercialism, a place no one would want to live, and a place in which one could never hope to have a comfortable community feeling.

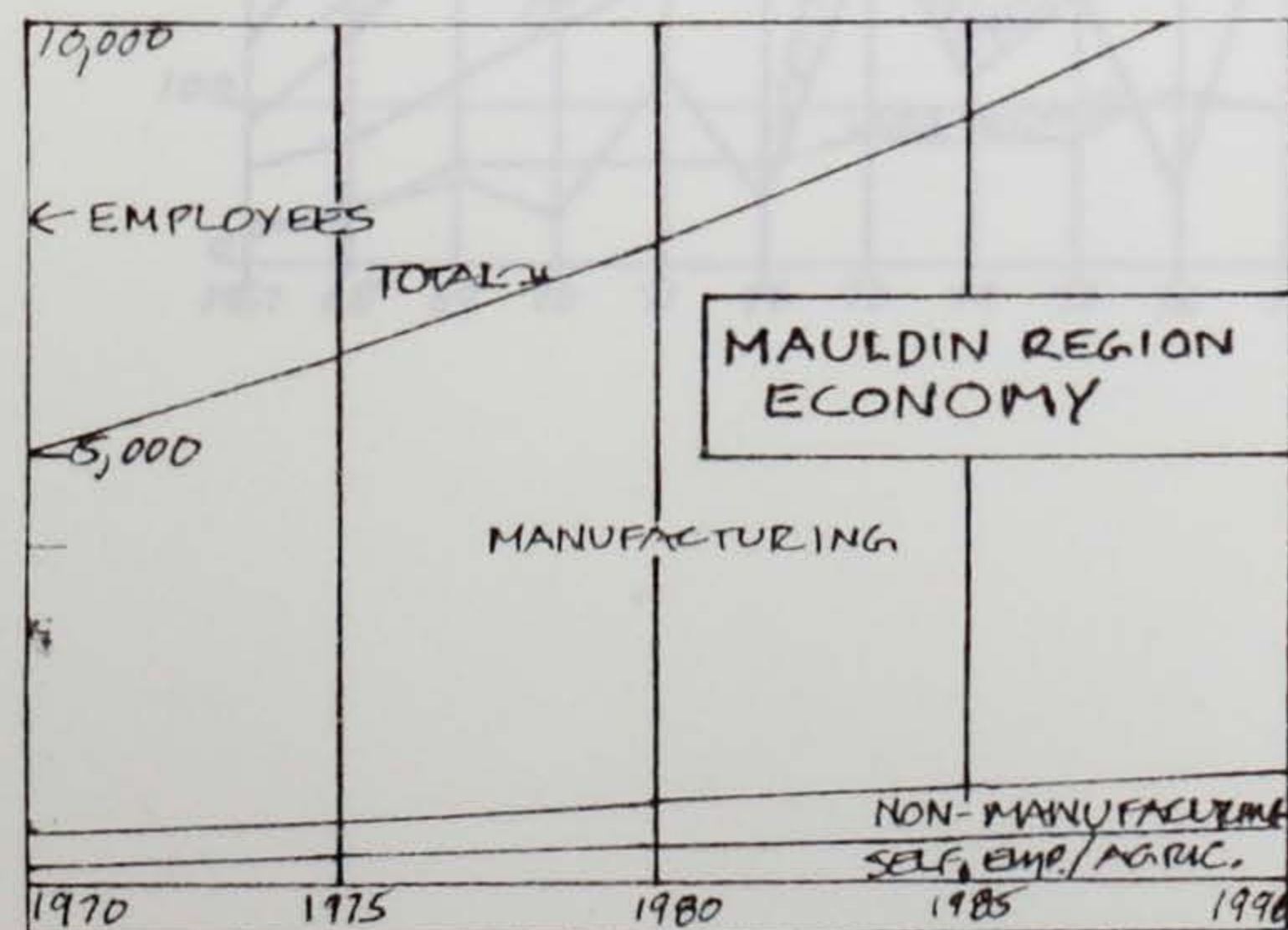
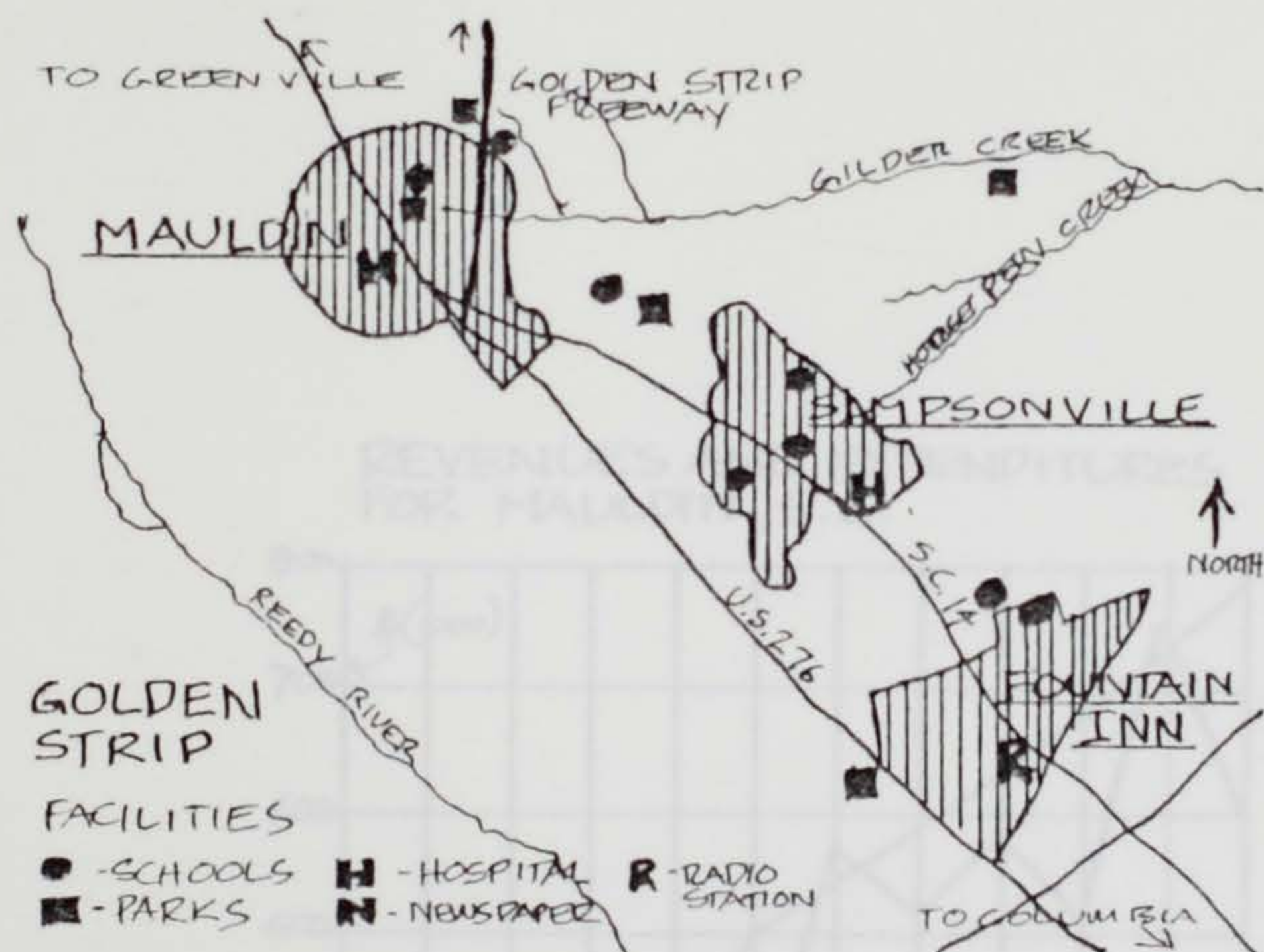
The ramifications of this are serious. Since Mauldin is a primary area for newcomers to the Greenville region to settle, the image of Mauldin plays a part in the economic progress of the entire region.

#### GOLDEN STRIP

It is important when looking at the total picture of Mauldin to study its ties with its nearby neighbors, Simpsonville, and Fountain Inn. These three towns have close service and community identity ties to form a small sub-region of the Greenville region called the Golden Strip.<sup>15</sup>

It was created in 1951 when the towns consolidated some of their utility services to form a water supply corridor from Greenville. The strip shares a hospital, weekly newspaper, radio station, and some social activities. The towns sometimes share political goals and sometimes promote





themselves as such. The Golden Strip Freeway, now under construction, will provide freer access to the Greenville Central Business District.<sup>1</sup> This should add to the Golden Strip's already rapid growth. The freeway will be constructed so that the drivers' natural tendency will be to blend right onto it when traveling North toward Mauldin on Route 276. One would have to purposely make an exit to get into Mauldin. This is designed to alleviate some of the traffic congestion in Mauldin.

The impressive industrial, residential, and the commercial growth of the strip since the mid 1950's has assured the area of a key role in the Greenville Region.

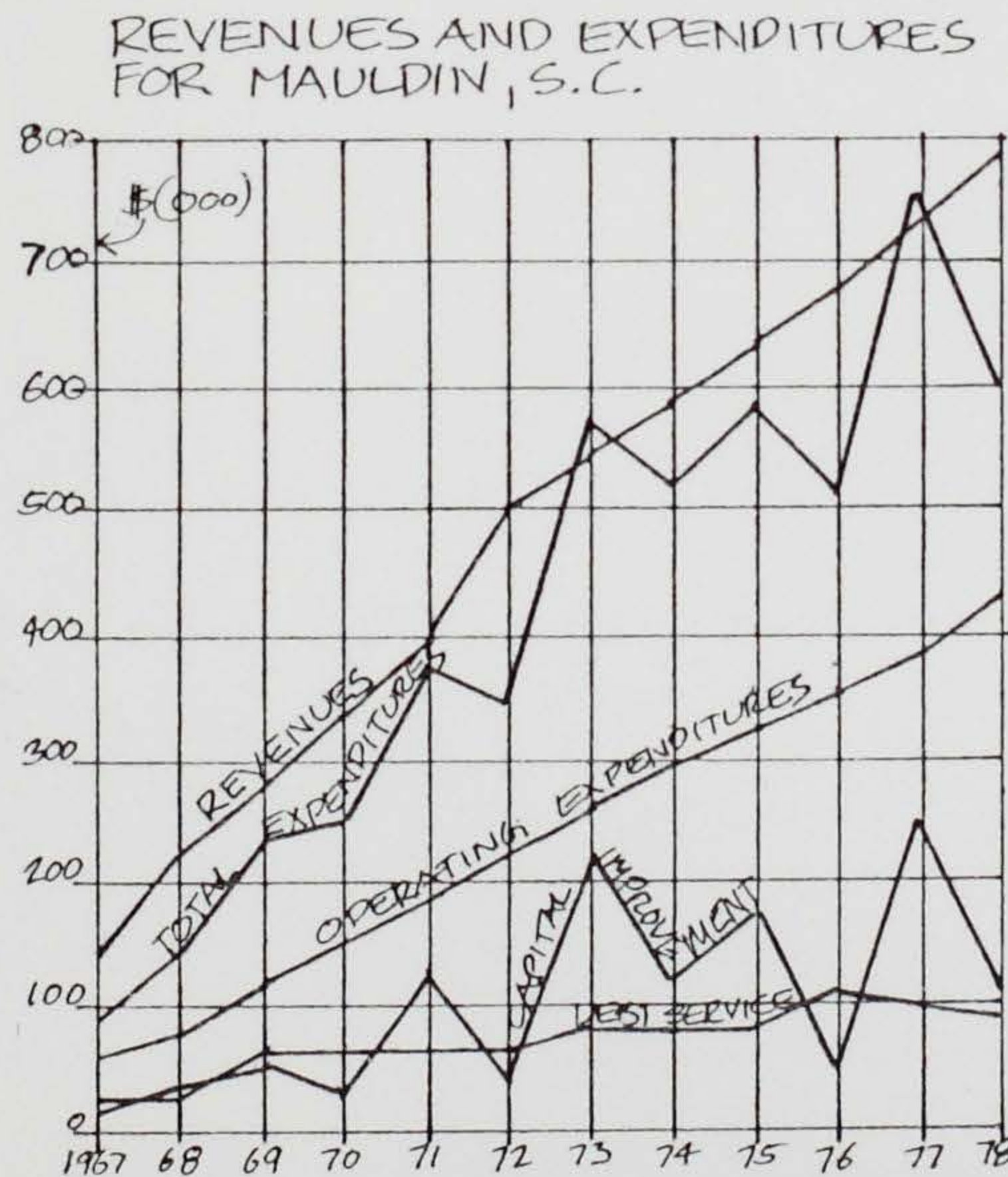
It is important to note however, that although the ties between the three towns do exist, each community is an entirely separate entity. It is important to note however, that although the ties between the three towns do exist, each community is an entirely separate entity.

ECONOMY

Mauldin is much more fortunate than many cities since it has a substantial level of per capita income, no substandard housing to speak of. As mentioned earlier, there is no demonstration of



need in Mauldin so that federal funds are usually difficult or impossible to obtain.



Mauldin's revenue has so far been just about enough for the town to take care of its expenditures by itself. The addition of some revenue sharing has made Mauldin's financial history and projected future rather bright. Revenues have exceeded total expenditures in almost every recent year. The result has been a sizeable accumulation of revenues which the city has been investing wisely. This revenue fund provides Mauldin with a ready cash reserve to finance many expenditures of operational purposes and capital improvements without utilizing borrowing power. Not only does this facilitate the financing of city needs, but it results in significant savings to the citizens of Mauldin through interest savings and lower millage rates.

"While Mauldin's financial picture seems to be bright, the city's government leaders and citizens alike should continue to scrutinize closely the city's financial capabilities. Otherwise, what now seems to be a healthy and financially sound municipality could be in a relatively short time an unhealthy and financially weak one. The advent of poor governmental and community leadership



and unsound financial decisions could bring this about in a very short period of time." \*

1. Maudin is progressing in terms of physical development and economic development.
2. Maudin's physical development is suffering due to hurried, haphazard, and uncoordinated construction.
3. Maudin demonstrates the social and cultural structure of a true community.
4. The physical layout of Maudin is not contributing to or compatible with the community's social structure.
5. Maudin has no physical place(s) of a community nature. Getting Maudin information to Maudin citizens is a problem.
6. Maudin citizens' lifestyle is strictly vehicular oriented and this is a major problem.
7. Maudin has an image of a community when it is actually more a residential community.
8. Development trends indicate that there will be no improvement in the community quality of physical Maudin. Long term effects are unhealthy for town economy, living quality.

\* Capital Improvement Program 1973-1978

G.P.C. 1973



## CONCLUSIONS

1. Mauldin is progressing in terms of physical development and economy rapidly and seems certain to continue to do so.
2. Mauldin's physical development has suffered due to hurried, unplanned, profit-motivated construction.
3. Mauldin demonstrates the social and cultural structure of a true community.
4. The physical layout of Mauldin is not contributing to or compatible with the community's social structure.
5. Mauldin has no physical place(s) of a community nature. Getting Mauldin information to Mauldin citizens is a problem.
6. Mauldin citizens' lifestyle is strictly vehicular oriented and will certainly stay that way.
7. Mauldin has an image of commercial strip when it is actually more a residential community.
8. Development trends indicate that there will be no improvement in the community quality of physical Mauldin. Long term effects are unhealthy for town economy, living quality, efficiency, etc.



# Case Studies

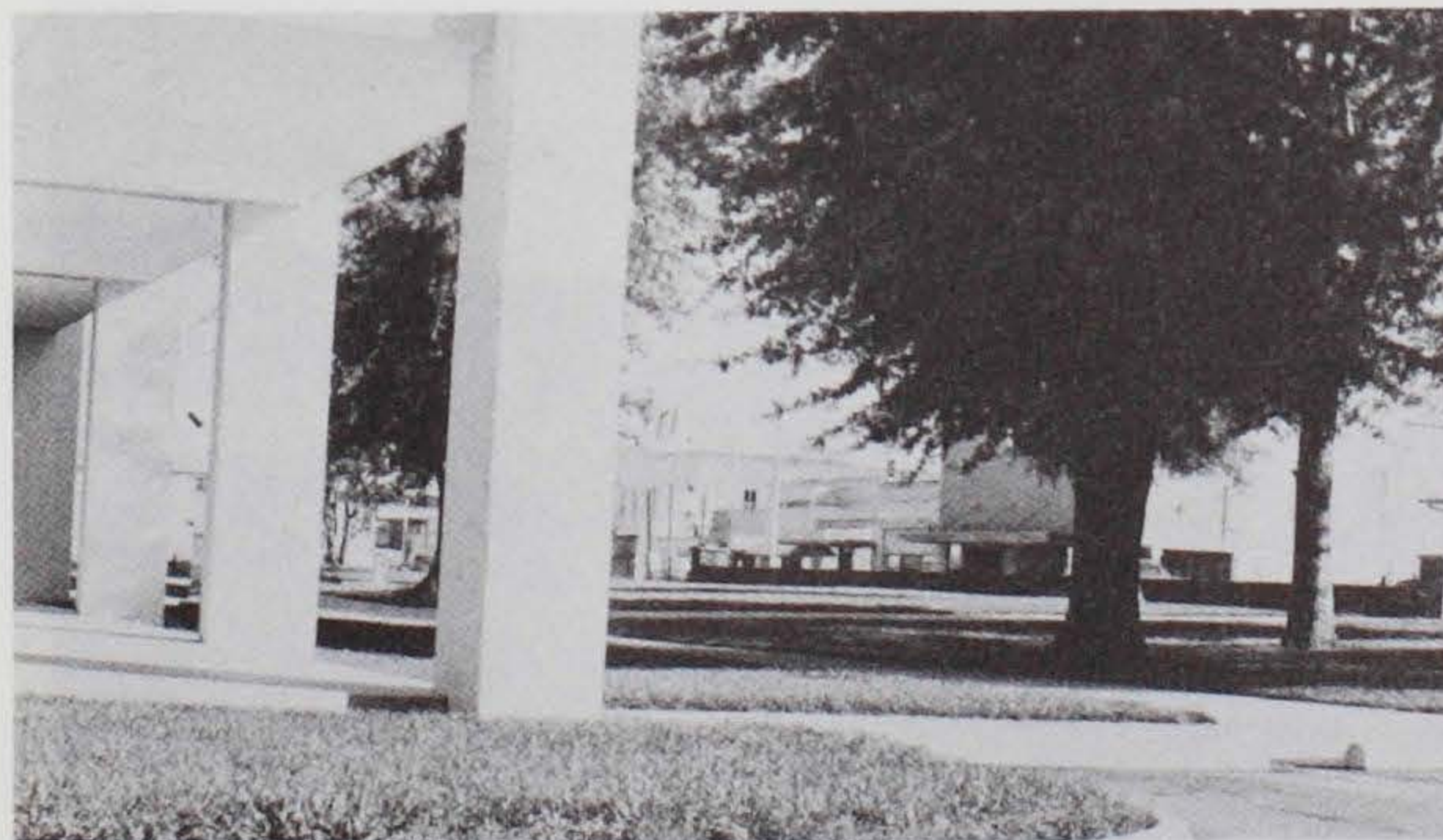
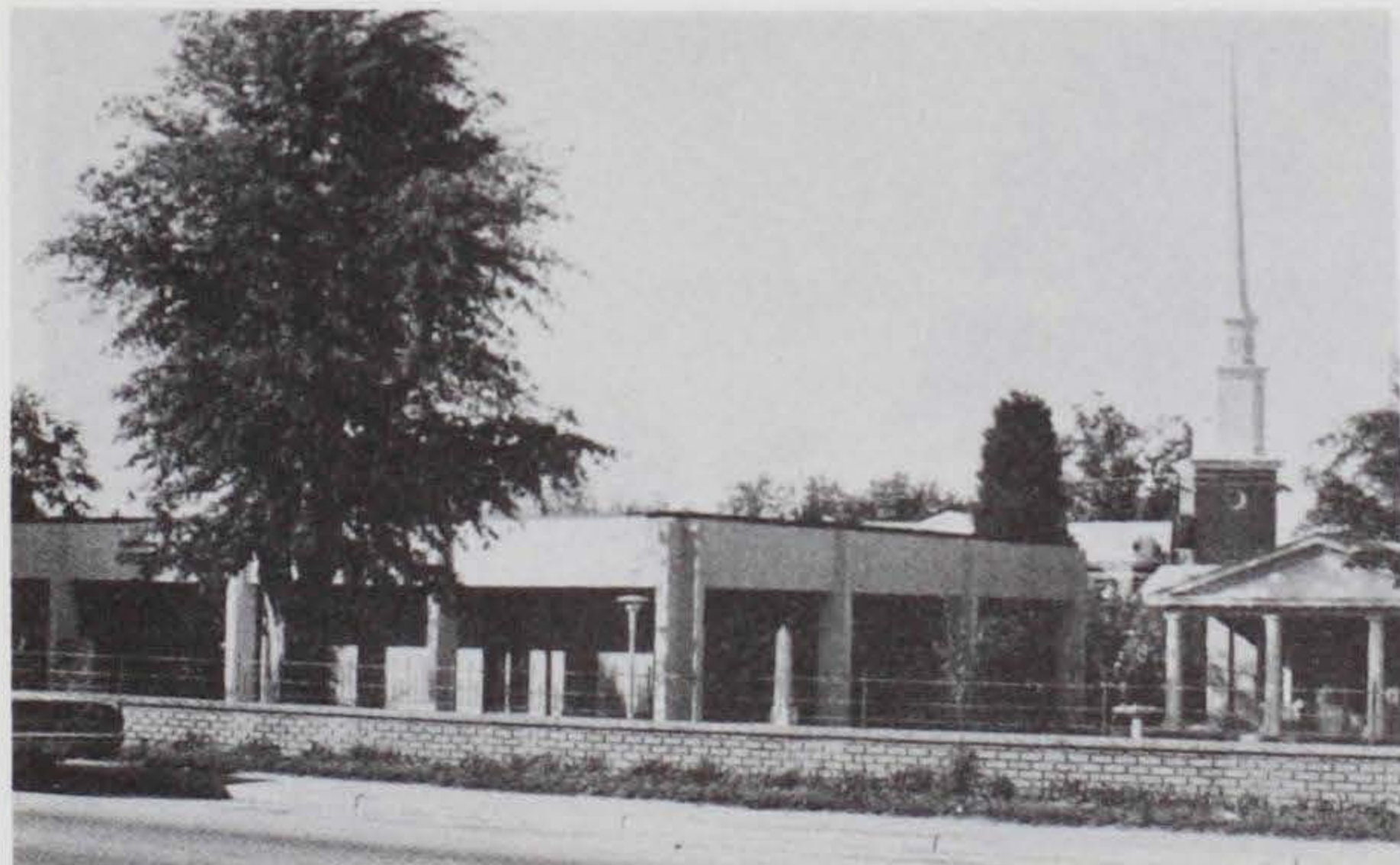
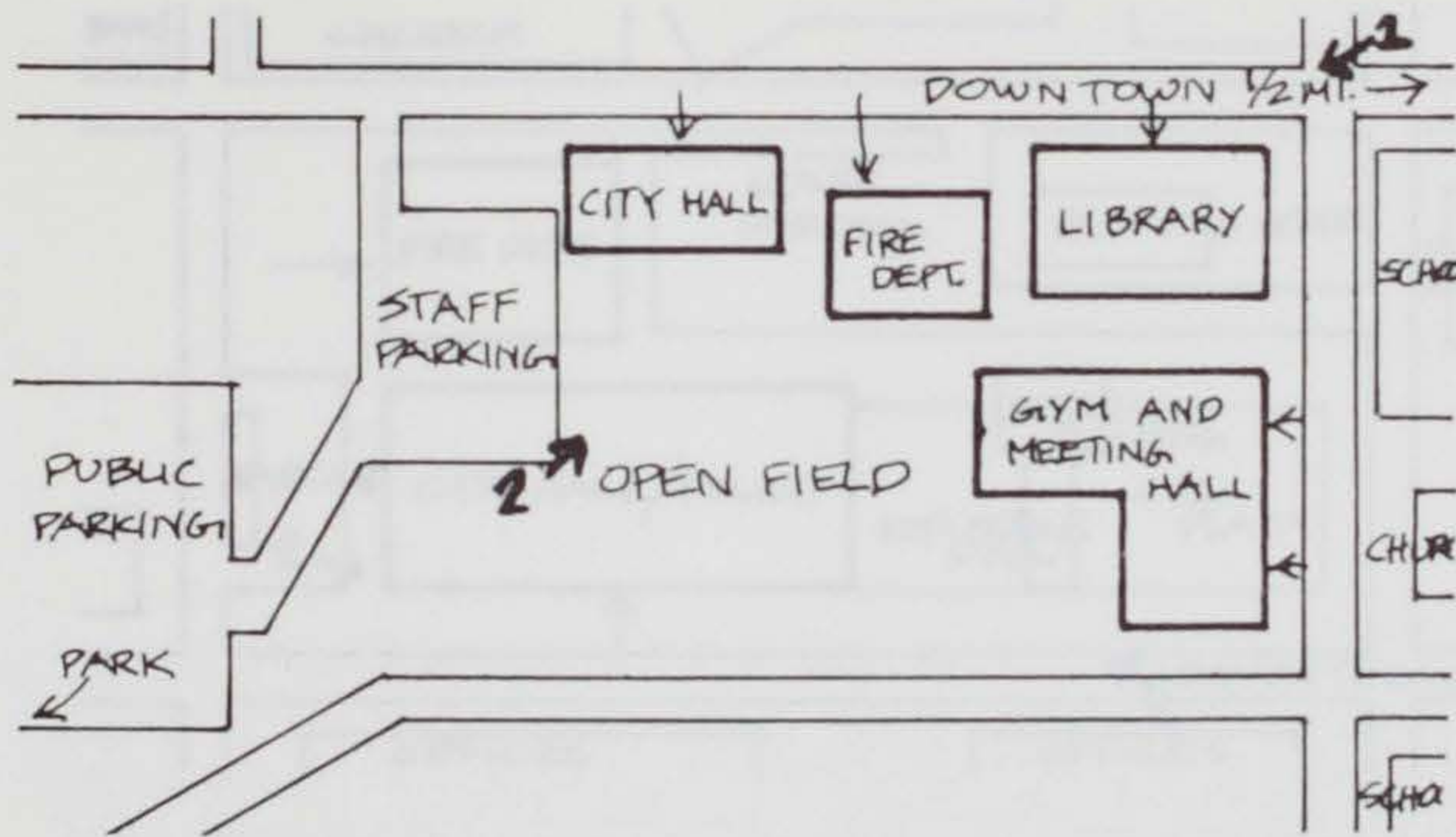
No comprehensive planning or architectural approach was used here. Instead, a large piece of land near the center of town was simply sub-divided and

It is important to take a look at what other communities of a nature similar to Mauldin have done in terms of a town center. Through an understanding of the good and bad features of what other cities have done, we can begin to realize what opportunities Mauldin may have as well as what things should be avoided.

## THE GOLDEN STRIP

We will first take a look at the situations that exist in Mauldin's closest and most comparable neighbors, Simpsonville and Fountain Inn. Both towns have a similar population profile, economy, etc. Although they have somewhat more of a town core around which development occurred. Additionally, Mauldin is the largest and fastest growing of the three Golden Strip communities.





## SIMPSONVILLE

### Design Approach

No comprehensive planning or architectural approach was used here. Instead, a large piece of land near the center of town was simply sub-divided and buildings placed on it independently over the years.

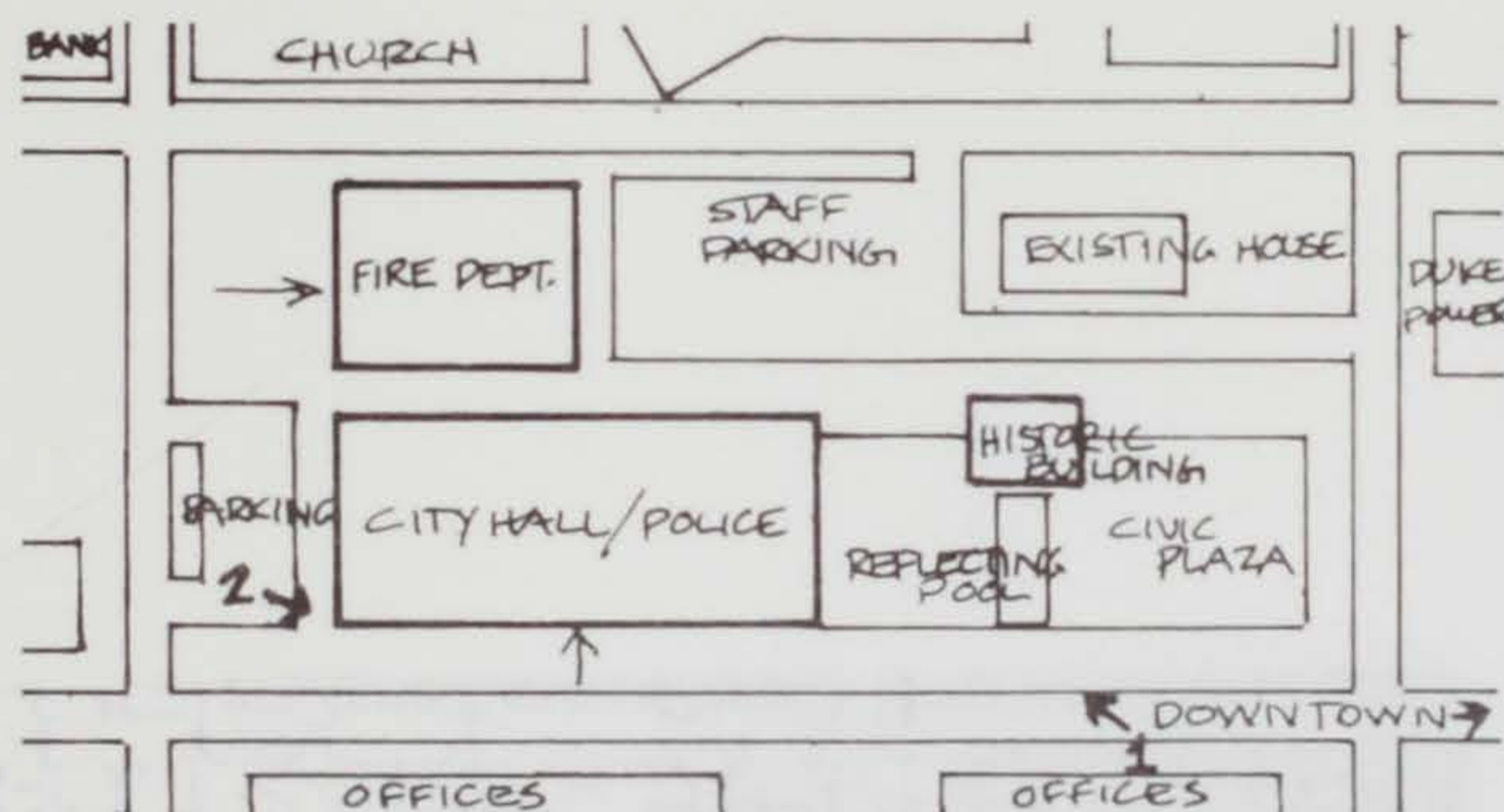
### Positive Considerations

- \* Close proximity of many related civic functions

### Negative Considerations

- \* Site selection is too far from commercial area of town for there to be any meaningful relationship to it.
- \* Many conflicting styles and scales
- \* Poor circulation between buildings
- \* Backs of buildings facing major approaches, no outdoor civic space, poor site relationships in general.
- \* Loss of both town gathering and image opportunities for Simpsonville.





## FOUNTAIN INN

### Design Approach

Somewhat more successful in its municipal complex is the other Golden Strip community of Fountain Inn. Several important functions are tied in with an important historical monument on a site in the middle of town. These functions were built in a very image conscious manner since they form a major architectural feature in on the main street through town. The result is a pleasant and functionally sound town center.

### Positive Considerations

- \* Good scale and site planning, the new structures compliment most of the smaller buildings on and around the site
- \* Tasteful contemporary styling creates a good, low-keyed image of the town.

### Negative Considerations

- \* Built too small, facilities are already becoming over-crowded
- \* Public plaza is too small to function for large groups although its purpose is primarily visual.





## PERIODICALS

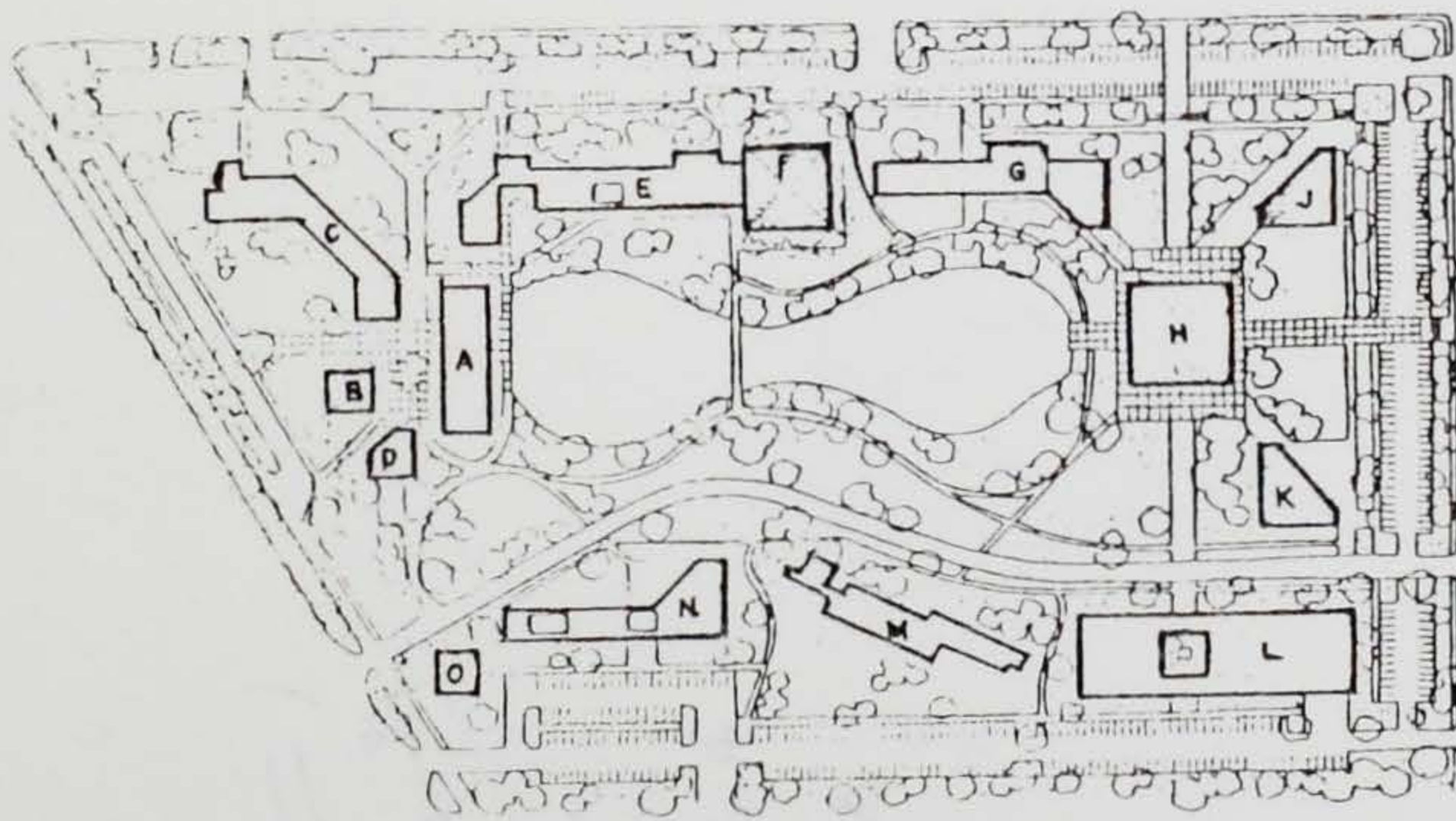
It is also important to see what library research can uncover of communities nation wide have been doing in contexts similar to Mauldin.

## FAIRFIELD CIVIC CENTER

This center is located in Fairfield, California and was designed by Robert Wayne Hawley and Associates. It contains a City Hall and Administration Center similar to what Mauldin will need, although on a somewhat larger scale.

### Design Approach

This center is an excellent example of the type of phasing development and master planning that may be needed in Mauldin. When completed, the center should provide a fine governmental and recreational facility that will work well together as a comprehensive whole. This is the opportunity that towns like Simpsonville had a few years back and did not take advantage of. It is also the opportunity that Mauldin has right now.



PHASE ONE	PHASE TWO
A-CITY HALL	H-COMM. THEATER
B-COUNCIL CHAMB.	I-CITY OFF. BLDG.
C-POLICE	J-GENERAL OFF. BLDG.
D-MECHANICAL	K-POST OFFICE
E-COMM. HALL	L-POOL
F-ASSEMBLY HALL	M-HEALTH BLDG.
G-LIBRARY	N-CHAMB. OF COMMERCE



### Positive Considerations

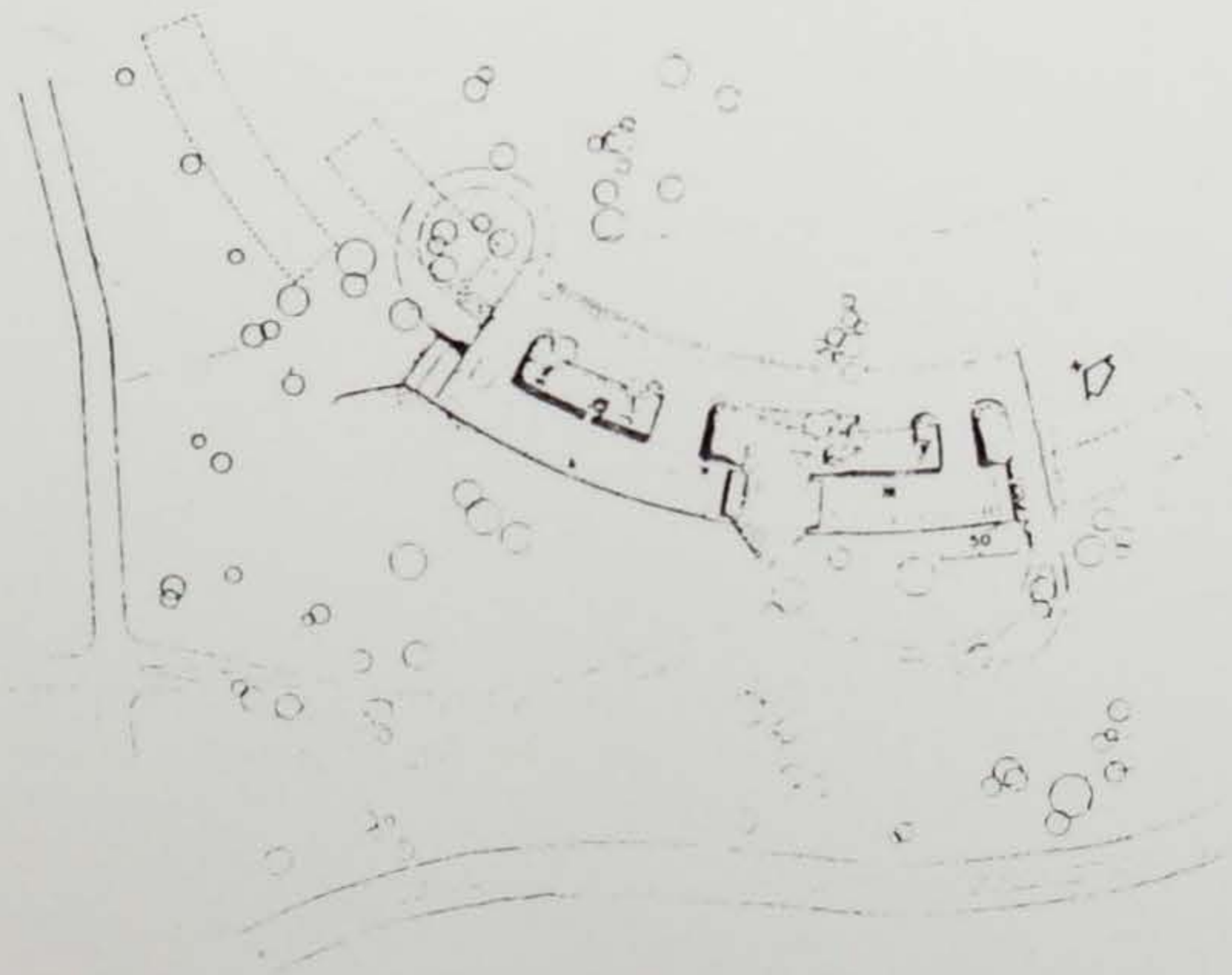
- \* Contains both indoor and outdoor gathering and leisure spaces
- \* Scale and material are carefully coordinated, yet individual buildings have a great deal of distinction and therefore their own identity
- \* Buildings can be constructed in phases and be comfortably and enjoyably used at any stage of development
- \* Buildings are arranged to form a Master Plan so that when they finally are all completed will add up to a very meaningful part of the community

Inside is equally rewarding with a system of  
THOUSAND OAKS CIVIC CENTER

This center located again in California deals with some other issues that are important to the Mauldin situation, especially that of image. The site is on a major highway in town and although gives the appearance of being isolated is actually quite close to the center of activity in Thousand Oaks. The design is by Robert Mason Houvener and was selected from a national competition with 155 participants.

An image of "sensible progress" has been created with the buildings being exciting while fitting beautifully into its natural setting

\* The building has a capability for additions





### Design Approach

A primary consideration for the civic center that was stipulated in the competition goals and by the winning entry, was that it should be a highly identifiable structure, in essence, a symbol or image for the city of Thousand Oaks. The Houverner design is a very exciting yet low-keyed architecture that not only creates an identity for the town, but sees to it that the resultant image is a fine one. Care is given to the natural surrounding so that the building seems to naturally blend in. The actual experience of the building once inside is equally rewarding with a system of interior and exterior spaces being sculpted out of the side of the hill and entered from above.

Another feature is that the architectural form lends itself to the eventual addition of more buildings without ruining the functional and aesthetic quality of the original portion.

### Positive Considerations

- \* An identity has been created for the town
- \* An image of "sensible progress" has been created with the buildings being exciting while fitting beautifully into its natural setting
- \* The building has a capability for additions



# Problem Definition

\* Setting is near other town functions, yet on its own large piece of land. Good possibilities for the eventually relating of more structures nearby.



## A PLACE FOR MAULDIN

Besides satisfying the needs of government, recreation, and social activities, the center must give the town of Mauldin for the first time a community place. Something which is intended for the exposure of Mauldin people to Mauldin ideas.

## FORM

## AN IDENTITY FOR MAULDIN

Since many people in the Greenville Region and a few in Mauldin itself are still unaware or misinformed about the very existence of Mauldin,



# Problem Definition

The following factors have surfaced through the research to be the real problems to solve in building a town center for Mauldin. These problems indicate the true nature that such a center should have. These factors are:

## FUNCTION

### A PLACE FOR MAULDIN

Besides satisfying the needs of government, recreation, and social activities, the center must give the town of Mauldin for the first time a community place. Something which is intended for the exposure of Mauldin people to Mauldin ideas.

## FORM

### AN IDENTITY FOR MAULDIN

Since many people in the Greenville Region and a few in Mauldin itself are still unaware or misinformed about the very existence of Mauldin,



let alone its significance, the town center should be used to create an identity. It has a unique opportunity to do this since it would be the first municipal place of any consequence. Lack of identity is making the job of promoting Mauldin more difficult.

#### AN IMAGE FOR MAULDIN

Since this would be the first time that any conscious effort has been put forth to say that there is a Mauldin, it is crucial that that identity be one that creates the proper image in the process. Much of what people see and know of Mauldin is the strip development along Route 276 so the town center would have that major image to combat. One of the most important groups that the image must appeal to is prospective newcomers to the area, residents, commercial and industrial, which Mauldin is interested in enticing. That there is a Mauldin and that it is a place well worth locating in is what the town center must say to outsiders. This image could only help to foster community pride as well.



TIME

A PLACE FOR CIVIC FUNCTIONS TO BE LOCATED IN  
THE FUTURE

The town center could help solve the major problem of Mauldin today - that there is no one place for community functions to logically locate. The result so far has been the wide-spread, disjointed development pattern that we see in present day Mauldin. The town center should provide that location so that future needs can be tied together in some way. One major benefit would be a reduction in the number of automobile trips necessary to conduct daily business in Mauldin. Another would be to allow the greatest number and cross section of citizens to come together. Although the actual social interaction may realistically not be that important to the people of Mauldin, the possibilities of concentrating a significant group of Mauldin people would be tremendous in terms of solving the information distribution needs mentioned earlier.



## A GENERATOR OF DEVELOPMENT AND PLANNING DECISIONS

To date, no single factor has surfaced in Mauldin around which development could occur. This, plus the lack of any planning effort has caused the kind of development that we see today. Since extensive future development is a certainty, the establishment of a dominant planning element around which things could relate is a must. If properly sited and programmed, the town center could serve ideally for this purpose.

## ECONOMY

The research on economy and interviews with government leaders indicate that financing should not be too difficult. This is true even though Mauldin probably would have to handle the entire cost of the project on its own, since qualification for Federal assistance seems unlikely.

Initial Budget Goal appears to be \$4,000,000. This budget would create a quite favorable construction cost of around \$40/S.F. according to the general outline of functions that the center would handle. Similar projects are usually



# Site Selection

being built for between \$30 to \$40/S.F. around the nation. This means that a fairly high quality of construction and materials could be used.



Now that a basic understanding of what the Mauldin Town Center is all about, it is possible to make a logical and appropriate decision on where it could be located.

It has been established that the center needs to be a unified complex on one site rather than some kind of dispersed plan. Thus, spreading numerous parts of the center across Mauldin, making them part of the neighborhood is not appropriate. Although such a plan would help alleviate the problems associated with lack of land use mix, it would make worse the problem of having no planning generator which at this point needs to have priority.

Another plan that might be more feasible would be to string various parts of the center along a particular area on one of the highways. In reality this is a likely alternative for Mauldin, but would not have nearly the positive social and planning impact that a unified center could have.

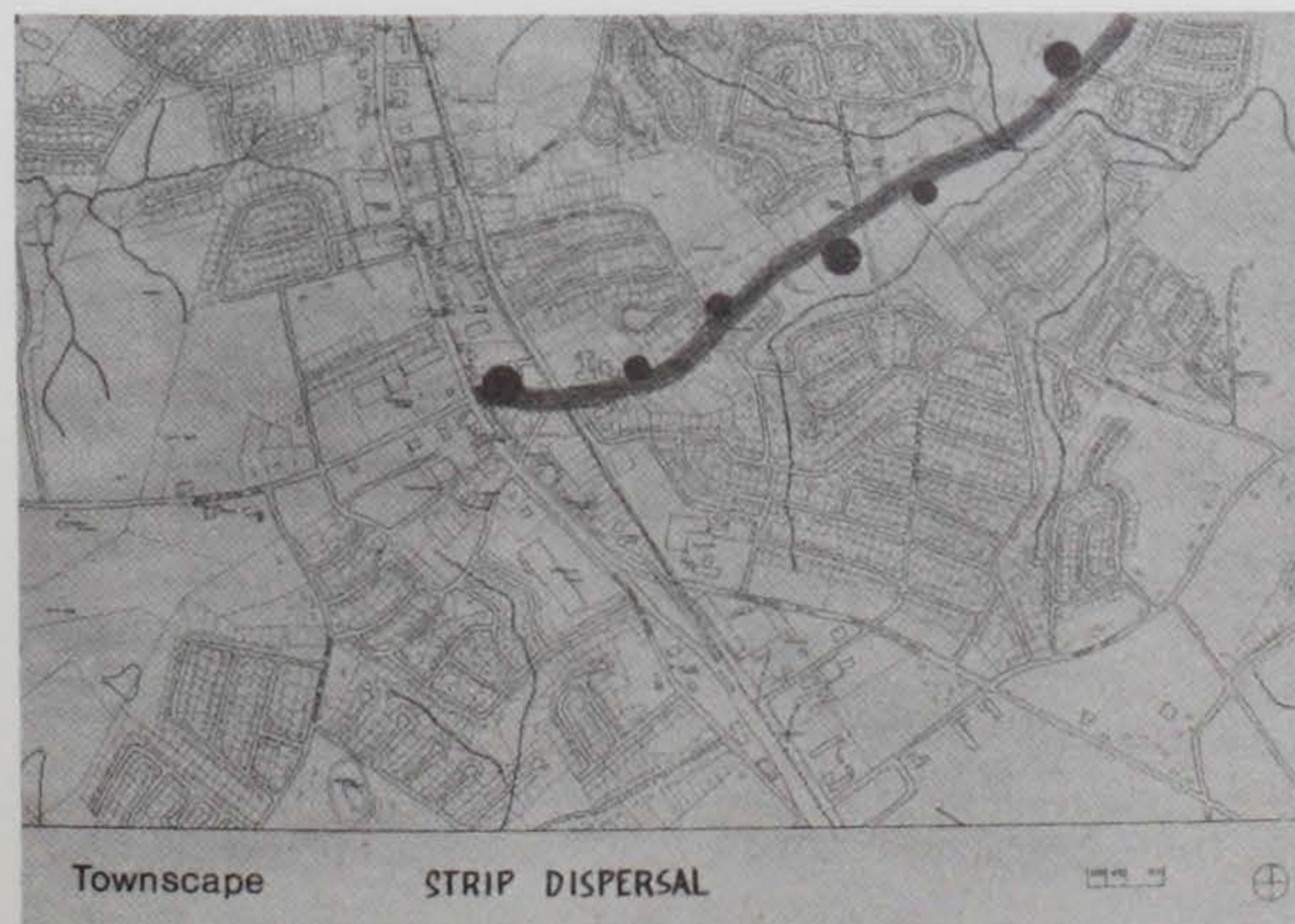


# Site Selection



Now that a basic understanding of what the Mauldin Town Center is all about, it is possible to make a logical and appropriate decision on where it could be located.

It has been established that the center needs to be a unified complex on one site rather than some kind of dispersed plan. Thus, spreading numerous parts of the center across Mauldin, making them part of the neighborhood is not appropriate. Although such a plan would help ameliorate the problems associated with lack of land use mix, it would make worse the problem of having no planning generator which at this point needs to have priority.



Another plan that might be more feasible would be to string various parts of the center along a particular area on one of the highways. In reality this is a likely alternative for Mauldin, but would not have nearly the positive social and planning impact that a unified center could have.



According to the needs that the center must handle, these factors have surfaced as the site selection criteria:

#### LOCATION

- \* Needs to be near the geographic center of Mauldin
- \* Should be somewhat near the existing town facilities
- \* Must be on a well traveled artery
- \* Must be kept away from areas where traffic congestion would occur
- \* Should take into account that East Butler Avenue is the focus of the current planning effort, especially for community facilities

#### PHYSICAL FEATURES

- \* Size would have to be at least 10 acres
- \* Good general building characteristics - good soils, no slopes greater than 15%, drainage
- \* Desirable amenities such as trees, good views, etc.
- \* Excellent view of site from a main highway for identity and image issues
- \* Direct and efficient access from that highway is essential
- \* No problems with hook-up to utilities



## SURROUNDINGS

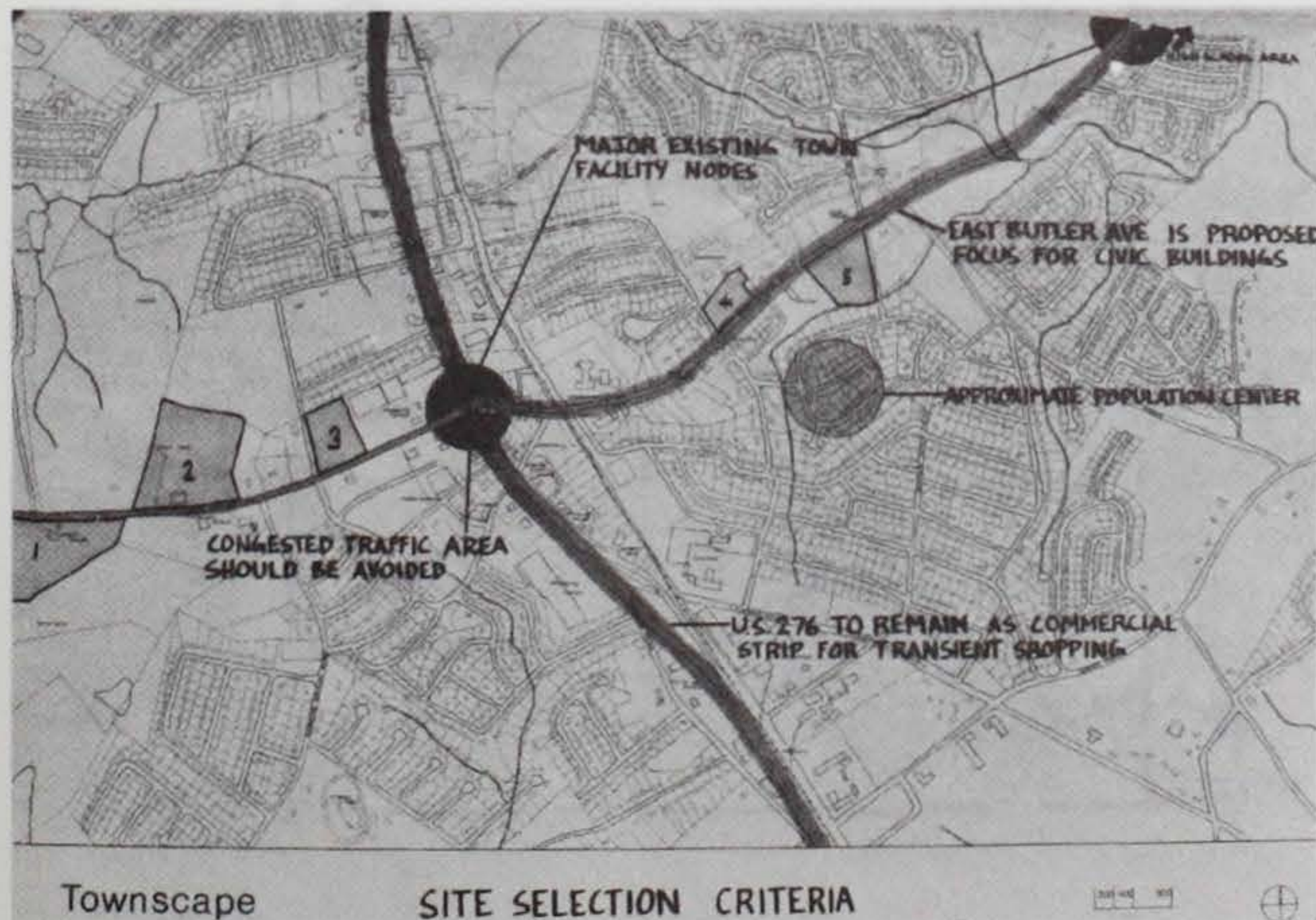
- \* Open land surrounding the site highly desirable for the eventual relation of other buildings to the center
- \* Surrounding uses that do exist must be compatible, industry should be avoided.
- \* Should be kept away from areas that are very sensitive to or productive of noise

## AVAILABILITY

- \* City of Mauldin feels that approximately \$5,000/acre in the outskirts and \$10,000/acre near the center of town is a reasonable price
- \* Relocation for people or things presently on the site should be kept to a minimum

## AVAILABLE SITES

The five sites to be discussed represent all the known locations in Mauldin that are both available and meet the criteria mentioned above. These sites will now be studied and analyzed with the selection of one as most suitable for the Mauldin Town Center.



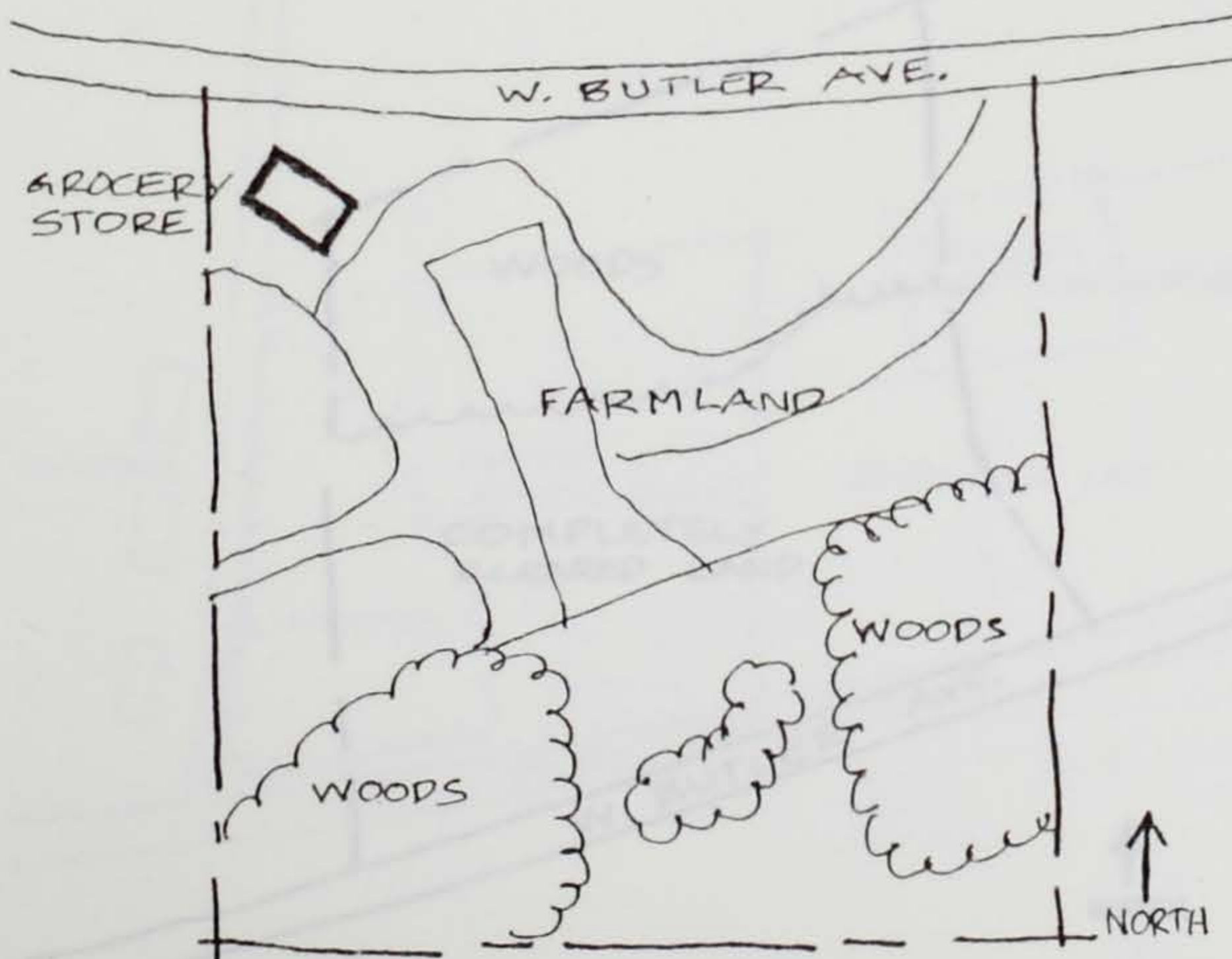


## SITE NUMBER ONE

### LOCATION

On the South side of West Butler Avenue, about 2/3 mile from the Route 276/Butler intersection.

- \*Furthest of sites from geographic center
- \*Furthest from existing town facilities
- \*Would cause no traffic problems
- \*Is on Butler Avenue but far from the specific area outlined by the planners



### PHYSICAL FEATURES of land up to 24 acres avail-

- \*Any portion of land up to 30 available
- \*Excellent site topography, practically flat
- \*Land has mostly been cleared, but there are still some woods far back from the road
- \*Rather bland view in any direction
- \*Siting from road is excellent
- \*Access would require a cutoff from Butler
- \*Utility hook-up somewhat difficult

### SURROUNDINGS

- \*Open land all around
- \*Compatibility no problem
- \*Noise no problem

### AVAILABILITY

- \*About \$6,000/acre for outskirts land
- \*One store presently on site *living range but owner is anxious to sell*



## SITE NUMBER TWO

### LOCATION

On the North side of West Butler Avenue about 1/2 mile from 276/Butler

- \*Rather far from the geographic center and
- \*From the existing town facilities
- \*Would cause no traffic problems
- \*On wrong part of Butler Avenue

### PHYSICAL FEATURES

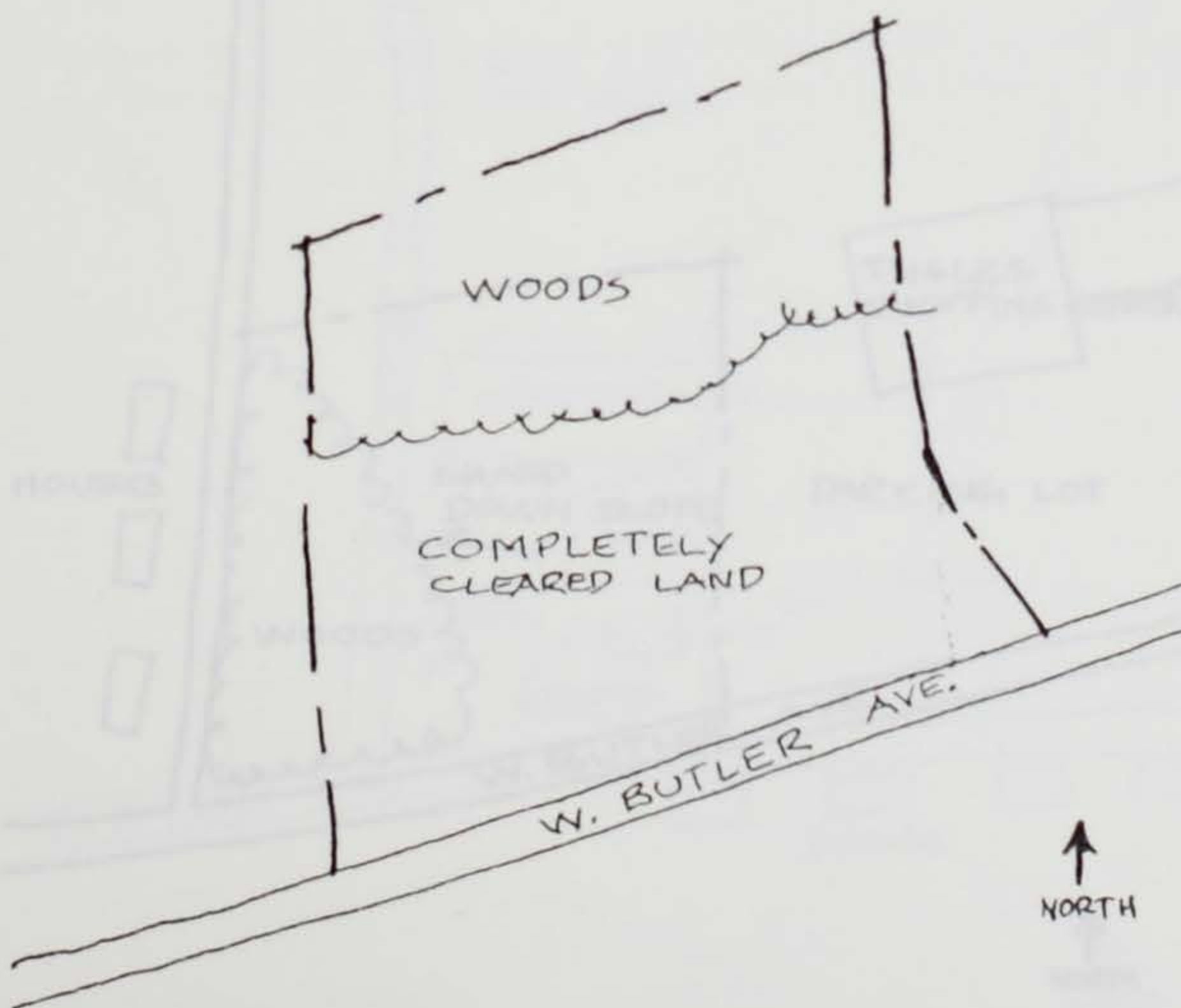
- \*Any portion of land up to 24 acres available
- \*Excellent site, basically flat
- \*Land has been completely cleared near the road but there is a dense woods on back 1/3
- \*Good views towards the woods
- \*Excellent view of site from road
- \*Cut-off from Butler would be required
- \*Utility hook-up somewhat difficult

### SURROUNDINGS

- \*Open land all around
- \*Compatibility no problem
- \*Noise no problem

### AVAILABILITY

- \*About \$5,000/acre for outskirts land
- \*Presently used as a golf driving range but owner is anxious to sell





## SITE NUMBER THREE

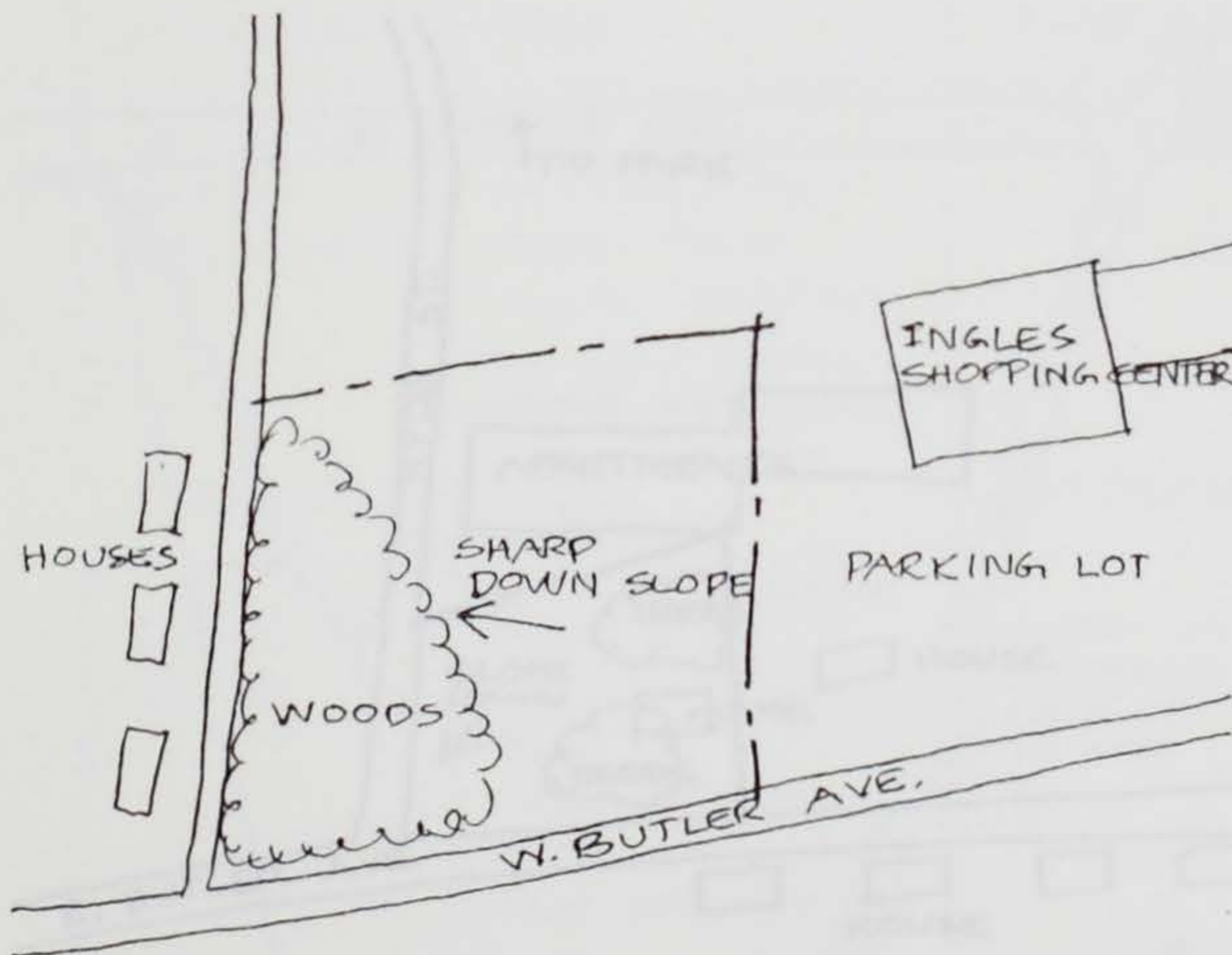
### LOCATION

On the North side of West Butler Avenue very near 276/Butler intersection.

- \*Relation to geographic center fair
- \*Is very near many town facilities
- \*Traffic congestion would be a major problem
- \*Meets planning location goals fairly well

### PHYSICAL FEATURES

- \*About 10 acres
- \*Some bad soils and a very steep slope on part
- \*Thick woods in lower portion of site
- \*Some excellent views down into site
- \*View from road fair, lower portion mostly hidden
- \*Excellent access by existing spur road or shopping center lot
- \*Utility hook-ups no problem



### SURROUNDINGS

- \*Some open land, good proximity to small shopping center next door
- \*Compatible surrounding
- \*Noise no problem though some residences nearby

### AVAILABILITY

- \*\$9,000/acre for central but poor land
- \*No relocation necessary



## SITE NUMBER FOUR

### LOCATION

On the North side of East Butler Avenue about 1/2 mile from 276/Butler

- \*Within geographic center
- \*As near as possible to existing town facilities
- \*Very little traffic problems
- \*Within prime planning area

### PHYSICAL FEATURES

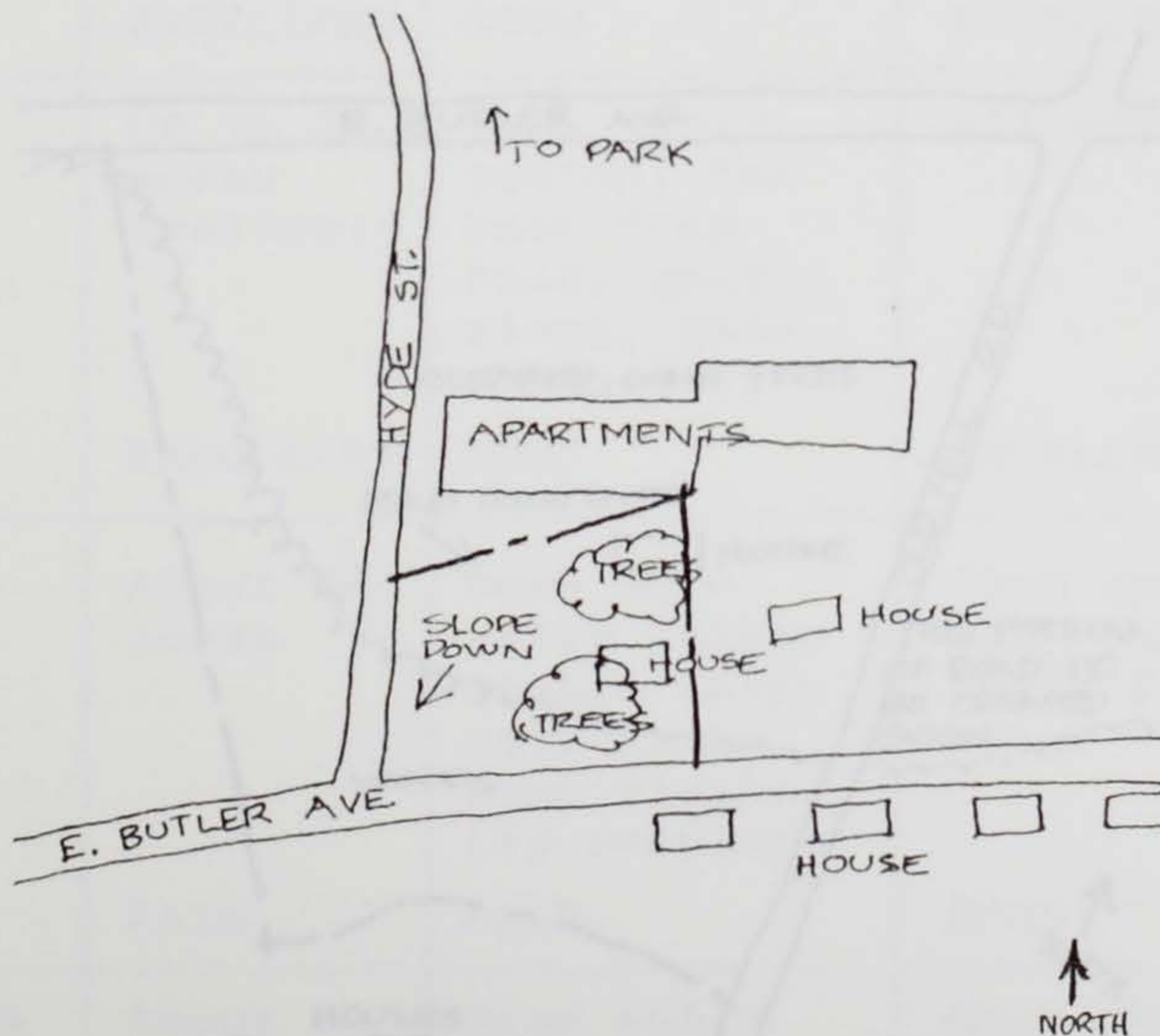
- \*Only about 7 acres
- \*Good buildability, slight slope up from road
- \*Some existing trees but pretty sparse
- \*Views only fair
- \*Excellent view of site from road
- \*Excellent access from Hyde Street
- \*No utility hook-up problems

### SURROUNDINGS

- \*Some open land, apartments next door, several single houses
- \*Surrounding uses very compatible
- \*Noise no problem but there is a church across

### AVAILABILITY

- \*About \$11,000/acre for central land
- \*Two old houses on site but owner is willing to sell





# SITE EVALUATION

## SITE NUMBER FIVE

### LOCATION

On the South side of East Butler Avenue about 1/2 mile from the 276/Butler intersection.

- \*Within geographic center
- \*Nearest of sites to existing facilities
- \*No traffic problems
- \*Within prime planning area

### PHYSICAL FEATURES

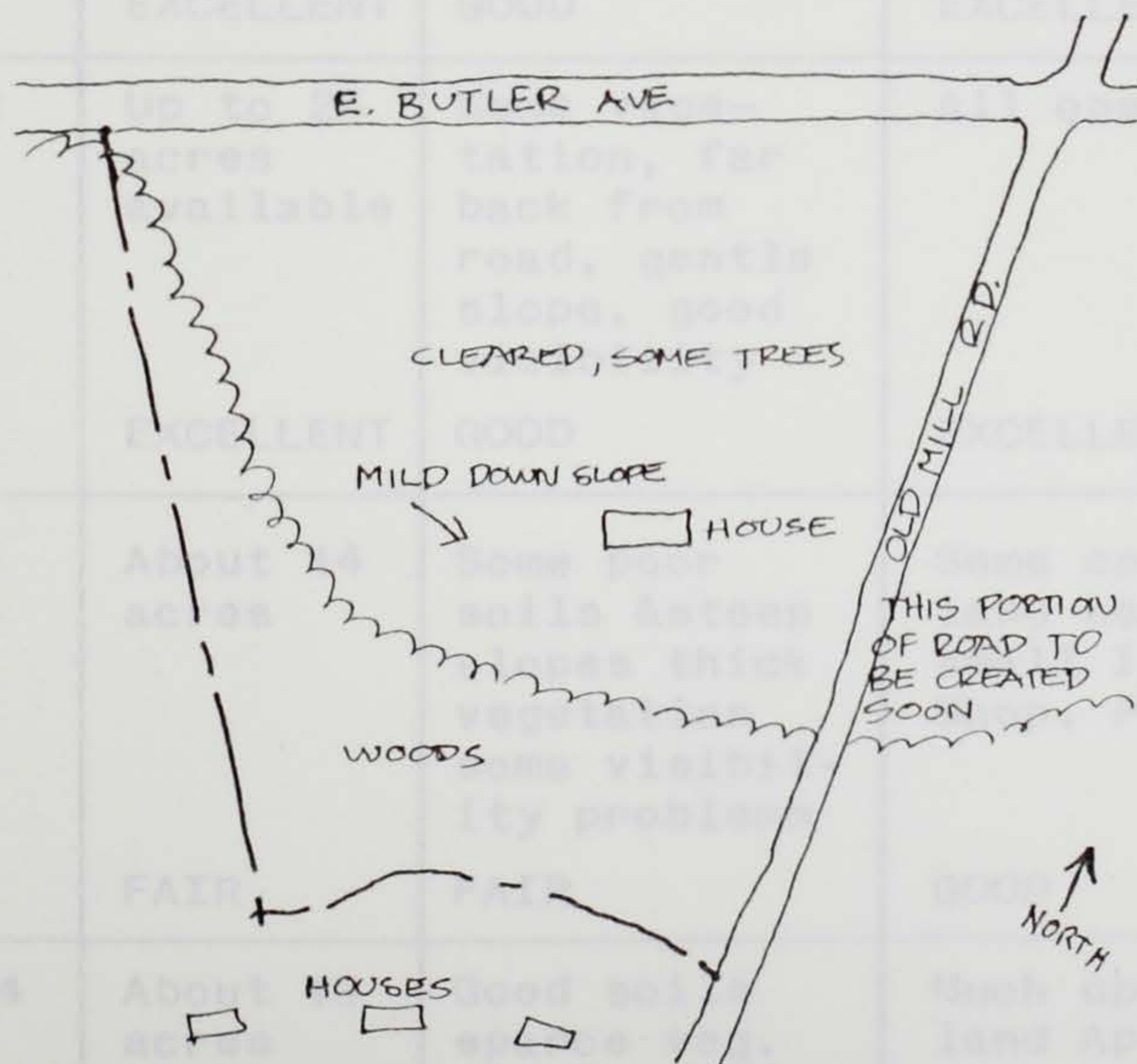
- \*About 11 acres
- \*Good buildability, slopes slightly downward away from road
- \*Land mostly cleared but thick woods along back of site
- \*Good views toward back of site
- \*View of site from road good, downsloping creates some architectural problems and opportunities
- \*Utility hook-up no problem

### SURROUNDINGS

- \*Mostly open land surrounding site, some houses
- \*Compatibility no problem
- \*Noise sensitivity although church border site on South

### AVAILABILITY

- \*About \$13,000/acre for central land
- \*Two houses on site but owners willing to sell





SITE EVALUATION

SITE	SIZE	TOPOGRAPHY	NEIGHBORHOOD	AVAILABILITY	LOCATION	EVALUATION
1	up to 30 acres available  EXCELLENT	Suspect soils some vegeta- tion, gentle slope, good visibility  GOOD	All open land  EXCELLENT	Land for sale  EXCELLENT	Far from pop. center&town fac-no traffic problems  FAIR	12
2	Up to 24 acres available  EXCELLENT	Some vege- tation, far back from road, gentle slope, good visibility  GOOD	All open land  EXCELLENT	Land for sale  EXCELLENT	Far from pop. center &town fac-no traffic problems  FAIR	12
3	About 14 acres  FAIR	Some poor soils &steep slopes thick vegetation some visibil- ity problems  FAIR	Some open land next to small Ingle's Shop. Plaza  GOOD	Overpriced but owner anxious to sell  FAIR	Too near Butler 276-near town fac.  POOR	5
4	About 13 acres  FAIR	Good soils sparce veg. slopes up from road-excellent visibility  GOOD	Much open land Apt. House some single homes  EXCELLENT	Land for sale  EXCELLENT	In pop.center near town fac. no traffic problems  EXCELLENT	12
5	About 22 acres  GOOD	gd.soils some veg.slope down fr.Rd./gd.vis.  EXCELLENT	Much open land some sing. homes  EXCELLENT	Not curr. for sale but avail.  GOOD	in pop.center near town fac. no traffic prob  EXCELLENT	13



## SITE SELECTION

As the analysis of the preceding five sites show, site number five is the most suited for the Mauldin town center. The selection meets with the approval of both the Mauldin and Greenville Planning Commissions. The location is about as good as possible in Mauldin since it is halfway between the town facilities nodes, is in the exact geographic and population center, and falls on the portion of Butler Avenue that is viewed by Mauldin Planning as being the best place to locate civic facilities.

The site meets all the requirements of physical features quite well. The fact that the land slopes down away from the road could cause some problems for viewing the structures from the passing car, but the problem is far from unsolvable and could present some interesting architectural possibilities. There is presently one single family residence on the site, of a suburban ranch type and only about 15 years old. Since the owners are willing to sell and there is nothing on the site of a historic or otherwise sensitive nature,



# Determining Concepts

there will be no restriction to building anywhere on the site. Most important is that there is plenty of open, developable land around most of the site. This allows the possibilities of having the town center be a part of an overall master plan for a core of Mauldin as was described in the Problem Definition.

The size of the site should allow for a comfortable placing of all the needed structures with parking, and probably room for some additions if needed in the future.

The series of single houses that line the back of the site would be somewhat sensitive to noise but they are buffered by the thick woods in the rear portion of the site. This is also true of the church located on the lot just to the West of the site.

Generally, there is no reason why this site cannot successfully meet all the needs of the Mauldin Town Center.

Improper relationships, redundancies, and conflicts in the overall program occurring.



# Determining Programatic Concepts

Now that the real meaning, purpose and problems to solve have been established, and a proper site selected, it will be necessary to see what concepts must be applied in the formulation of programatic relationships. This can be accomplished by researching the various functional groups (town center, governmental, social and recreational), drawing conclusions about how they work, their needs, and their relation to each other. Once this has been established, it can form the basis for evaluating the various conceptual alternatives available and determine which ones are most suitable for the Mauldin Town Center. It is important that this be done before actually developing the lists of spaces and their interrelations since without a general programatic concept as a foundation, there is a much greater danger of improper relationships, redundancies, and conflicts in the overall program occurring.



PROGRAMATIC RESEARCH Planning Commission in  
Mauldin with one member acting as Chairman.

#### GOVERNMENT

The governmental system in Mauldin is rather informal and has a fairly close contact with the citizens. There is a Mayor who is the official leader of the community. Although the mayor still has an important voice in city politics, it is with the City Administrator, a position only established in recent years, that most authority and responsibility lies. The City Administrator is a full time job while the mayor is only part time. Still, both are in need of their own offices.

There is a City Council composed of six members who meet occasionally. Although none of these would require private offices, a small conference room within the City Hall is essential. A place that could be used as a workshop where material being used by the council could be left undisturbed would also be desirable.

The Courthouse in Mauldin is small but includes the need for audience seating for about one hundred. It is also necessary to have a



There is a six person Planning Commission in Mauldin with one member acting as Chairman. This commission only meets occasionally and would require about the same spaces that the City Council needs.

There is a city accountant and a Building Inspector, each of whom require a private office.

There are two general staffmembers working for the city government and private offices for them seem to be optional.

Presently there are four secretaries to service City Hall and the need eventually for about two more seems likely. These secretaries work in a pool, although one or two of them may be acting as private secretary to some of the officials.

There is developing the need for separate License/Inspection and Tax Departments, each of which need to have a trained staff member. These departments would require direct contact with the public.

The Courthouse in Mauldin is small but includes the need for audience seating for about one hundred. It is also necessary to have a



deliberation room for juries. Also necessary is an efficient way of allowing a police car carrying defendants into the building, and transferring them to a cell and eventually into the courthouse.

There is also the need for a private office as well as room for staff, records, etc. for a Probate Judge, Magistrate, and Probation Officer. Each Department would need public access. The Probation Officer needs seven small private rooms for assistants to counsel offenders.

Since the atmosphere around Mauldin City Hall and Council chambers is rather low-pressure, and informal, a fairly high degree of interaction within the complex is possible and actually desirable. For this reason, it would be appropriate to have a lounge area that all staff, both City Hall and Council Chambers, could use. It would be most desirable if each Department could have separateness, especially in their contact with the public without sacrificing inter-office contact. It is important to note that despite the relaxed atmosphere that exists inside the government, the relationship with the community is a bit more formal and somewhat image conscious.




The government officials seem to have maintained their friendly approach to their work with the community and with each other without sacrificing dignity or public esteem.

Involvement of the citizens in Mauldin government seems to be encouraged. There have been various town meetings on certain special decisions as well as recognizance studies and meetings for the general purpose of having citizen input to long range plans. It would be important therefore that the new governmental facilities provide for the comfortable meeting of public and official. This must happen on a one to one basis as well as in large town meetings of two hundred people or more. If possible, there should be ways of making records as open to the public as possible.

#### EXISTING GOVERNMENTAL FACILITIES

The major governmental building is a small structure on East Butler Avenue, just off the 276/ Butler intersection. It is currently being used for City Hall, Courthouse, and the Police Department. Overcrowding has become a major problem in recent years. The private offices





are becoming very cramped and certain leaders such as the City Administrator are now having difficulty working efficiently as a result. Present plans call for the conversion of the structure to entirely police activities with the City Hall and Council chambers moving to new quarters. This would probably work out well since the building has ample room for police activities for many years to come. Additionally, Mauldin has just in the last year constructed a quite modern Fire House next door so that the relationship between the two would appear to work well. With the city growing as fast as it is, it is apparent that the shift to new governmental facilities should occur as soon as possible.

MAJOR GOVERNMENTAL NEEDS THAT CENTER SHOULD PROVIDE

- \*Private offices for all officials who need one, especially the City Administrator, Accountant, and Building Inspector
- \*Work areas for the City Council and for the Planning Commission
- \*Public oriented offices for Administration, Taxes and License and Inspection
- \*All other City Hall facilities that are currently handled in the old government building

Existing City Hall (presently being remodeled, eventually to be converted into police station)

Existing library and new fire house





Existing City Hall (presently being remodded, eventually to be converted into police station)



Existing library and new fire house



Elementary School

\*Courthouse as the one that now exists but with the addition of private offices for the judge

\*Public oriented offices for Probate Judge, Magistrate, Probation Officer Departments as well as private offices for their heads

## RECREATION

Recreation in Mauldin can be categorized according to age groups. The children up to about age eleven currently participate in some outdoor activities such as baseball and basketball, which are to a degree provided by the elementary school on Butler Avenue and by the Hyde Street Park just off Butler. Outdoor play areas are lacking especially for the up to age seven group. There are now plans by the city to create a small recreation area just across from the High School. This facility would include two baseball fields, a tot lot, some tennis and basketball courts and a small field house primarily to be used for storage. It should alleviate a lot of the need for outdoor recreation for older age groups. The rather remote location will make it less successful for the very young.



The teenage residents are better off than any other group in Mauldin, since they have access to the High School. Although the High School does make some attempt to provide recreation for other groups, it is still mostly able to accomodate those who actually attend it. Tennagers also make the most use of the Hyde Street Park and its large open fields.

The adult group in Mauldin has just about nothing by way of recreational opportunities. There is a golf driving range on West Butler Avenue. There are really no indoor facilities that adults have much access to. This problem is of course lessened by the greater mobility that the adults have.

#### MAJOR RECREATIONAL NEEDS THAT CENTER SHOULD PROVIDE

- \*A Tot lot play area that would allow parent supervision
- \*An indoor multi-purpose gymnasium that could be open both day and evening hours that any age group could enjoy using
- \*Some related indoor athletics that teenagers and adults could use, including raquetball, weight lifting, gymnastics, martial arts, etc.
- \*Locker room facilities would be welcomed especially by the adults



\*A pool. There is presently no pool in the Mauldin area and the need for one is often mentioned.

\*A games and lounge area for all groups but especially the teenagers. There is presently very little available in Mauldin for this age group to gather at.

#### SOCIAL

A rather broad definition is being used here to describe a category of functions that include a library, day care center, visual arts and education.

#### Library

Mauldin has one small library located next to the present City Hall. Although it is a branch of the Greenville Library System, it is the City of Mauldin which does the majority of work and financing to operate it. The library is supposed to provide for the needs of the entire Mauldin region since libraries are rather scarce around the outskirts of Greenville Region. It is used by all age groups although the children seem to be left out a bit.



The existing library is fairly new and quietly attractive. Its location between the City Hall (someday to be entirely police) and the Fire Department in the most congested area of town is somewhat awkward but does not destroy its function entirely. It is a very small building and seems destined to become inadequate within a short time. Expansion would be difficult due to site limitations.

The present library does not make any special note of Mauldin, its history, character, etc. nor does it provide much by way of records, or archives.

#### Library Needs That Center Could Provide

- \*Larger, more comprehensive collection that would allow the Mauldin library to assume its true role as a regional facility
- \*Provision of collection and spaces for young kids
- \*Provision of archives and records related material
- \*A feeling of Mauldin by some type of visual, audio, etc. presentations or exhibits



#### Day Care Center

Presently, there is no day care facility in Mauldin. Like many other communities, Mauldin is finding that there is a real need for a place for children to stay and hopefully benefit in some way while their parents are away at work. Since the town center will be providing several things of interest to the very young child, it becomes a natural setting for such a center.

#### Day Care Center Needs To Be Provided

- \*A place where young children can not only be minded but exposed to various educational experiences

- \*Since the children would be at the center for various portions and times of the day, a small kitchen should be included for lunches.

#### Arts and Education

Another major social item which to date has not been provided in Mauldin is art and education center for those not enrolled in some school. The needs are primarily for adult education although many ages might take advantage of something that the center would offer. There



are two major categories that a facility of this type would encompass. First, instructions on various arts and crafts such as painting, sculpture, print making, etc. Secondly, there would be classroom education where a variety of courses, lectures could take place. Private clubs and organizations could make great use of the facility for their meetings, demonstrations. Some space in the Social and Recreation portions would be available for this as well.

#### Needs to be Provided

- \*Flexible studio spaces that could handle a modest range of artistic endeavors
- \*Small lecture hall with audio-visual capabilities for formal education or organization meetings

#### Town Center

The categories that have just been discussed and researched required investigation into the function of particular categories of endeavor within the City of Mauldin. To study the needs in terms of a town center, we must look at the entire town itself. It has already been noted that there is a real need in Mauldin for a place to get information and things of interest regarding Mauldin to its citizens. The way that this could



be made to happen is still not clear. We must first determine what things we are trying to expose the people to. Then we can evaluate various ways of achieving it in terms of how Mauldin people really live.

We must also study the other implications of the "place" for Mauldin, such as what needs there are for social interaction.

The next part of the problem definition for town center that we will then look at will be the needs that will arise when trying to create a certain image for Mauldin. Following this will be the needs of having the center fit into a planning/development pattern. Finally, the needs from having the center be the point for civic building needs to be accomodated.

In all cases, the format of the investigation will begin with a determination of exactly what needs to be accomplished, continue with looking at the various ways to achieving it, and selecting the most feasible of those approaches. At this point, we will have the same understanding of these more intangible functional requirements for the town center as we have for the governmental,



recreational, and social portions of the project. These needs to be solved can then be rationally stated in the same manner as those other categories.

about things which directly affect their community. For example, if there was an important school board meeting or a hearing about new taxes, the people would be liable not to even hear about it until after it takes place. The primary reason for this is that there is a serious lack of contact with the affairs of the city in every day life. There is no common place of which citizens' attention can be held and no regular media which covers the city. This situation is not improving over the years.

Since the town center would for the first time not consider the interests of the citizens to be a particular point in town, it has an obligation to expose them to this information.

#### Means of Information Dispersal

##### Passive

One main way of achieving this type of information dispersal would be to simply recognize that many of the items to be presented would be of such a nature that they would be of interest to the



PLACE itself or have a strong relation to

Information that the center has. In this case

The people in Mauldin have considerable difficulty finding out about things which often directly affect their community. For example, if there was an important school board meeting or a hearing about new taxes, the people would be liable not to even hear about it until after it takes place. The primary reason for this is that there is a serious gap in contact with the affairs of the city in every day life. Since there is no common place at which citizens attention can be had and no regular media which covers Mauldin, this situation is not improving over the years.

Since the town center would for the first time get considerable amounts of Mauldin citizens to a particular point in town, it has an obligation to expose them to this information.

of the center. This could have great value for

Means of Information Dispersal at least a few days in the future. A problem

Passive in contacting the public about things

One main way of achieving this type of information dispersal would be to simply recognize that many of the items to be exposed would happen in the

would be any more than once or twice a week to an average citizen. A possible solution however,



center itself or have a strong relation to something that the center has. In this case then, an effort could be made to make the affairs of the center as open to the public as possible. To a large degree this has already been the case as in Mauldin government. Unfortunately, it has not been a highly successful method. Additionally, there are often situations that the public simply cannot have access to. In the final analysis, Mauldin always has and probably will continue to be as open about its activities as is reasonable. Some more direct method of contacting the public must be achieved.

#### Direct of Interest

There are other more direct ways in which the center could meet these information needs. One would be to visually give messages to the users of the center. This could have great value for the advertisement of events that are to happen at least a few days in the future. A problem would be in contacting the public about things of a more immediate nature. This situation would present additional difficulties since it cannot be reasonably expected that use of the center would be any more than once or twice a week by an average citizen. A possible solution however,



would be to take advantage of the view of the center from the highway. This viewing was a major site selection criteria to help in the creation of an image and identity for Mauldin. There is no reason why, if properly handled, this view could not be used to tell passersby about things going on in the center and across town. In this sense the person in their car going by the center could be a user just as much as one who actually enters it. This approach of information dispersal would be most sensitive to and appropriate for the suburban lifestyle and living patterns that Mauldin represents so well.

#### Things of Interest

There is often the need in any town to have a place to show things of interest about that town in particular. Such things would include art exhibits, demonstrations, display of children's art work from school, etc. There usually is a strong flavor of the town included in these things although items from other areas are usually welcome too. A major advantage is that work of residents of the town are given a chance to be exposed at the local level where it is usually most appreciated.



The town center of Mauldin should be capable of handling these types of things since it will be the first opportunity the town has had to do so effectively. There would have to be some form of exhibition space or spaces available within some portion of the center that the greatest number of people could enjoy them.

There is also the need of large scale public events to be accommodated. These might include community fairs, bazaars, large exhibitions, etc. These types of events might happen both indoors or outdoors. It would be a great asset to the center if both types could be accommodated.

#### Social Spaces

Recognition must be made of what degree of social interaction would be desirable within the town center. Realistically speaking, the citizens are not likely to need the center for purposes of meeting each other or social congregation. For this reason it appears likely that a large civic plaza or village commons that serves only congregational purposes would not be well used. The reasons for this stem from the lifestyle that Mauldin citizens lead. Since life in the town is so highly automobile oriented, just about everyone coming to the center would come by car.



There would be very little element of people walking by and deciding to stop in for a while. Primarily, people will make a special trip to the center for a particular purpose, do their business and leave. It is important therefore, that the town center present the informations and items in conjunction with this pattern as opposed to trying to make those things the attraction themselves. This is true also of social spaces. There would be every advantage in allowing casual interaction to occur in a pleasant manner while other aspects of the center are used or explored. This interaction, it appears, could not hope to ever be a primary reason for people to go to the center. There will be however, those times when masses will want to gather and the center should integrate this into its primary functions.

#### IMAGE

There will be two main directions that the image of the town center must be directed: internal and external.



#### Internal

This is the image that will be presented to the citizens of Mauldin themselves. It is of course quite important that the image that is created be one that the people of Mauldin can live with comfortably. Research into the feeling of the Mauldin citizenry indicates that the emphasis should be on a center that represents the peaceful and comfortable aspects of their community. There is already so much harsh commercialism in the transient areas of Mauldin that it is felt that this is one chance to give the town a "fair shake" as it were. Although the center should be attractive and eye catching, it should do so in a casual, even low keyed manner rather than a flamboyant way that might be abrasive to the community. It is further felt that the center should be strictly contemporary especially in light of the unfortunate experience of Mauldin's closest neighbor, Simpsonville, has had with their civic architecture.

#### External

The image that the town center gives to people in the rest of the Greenville region and to newcomers from different regions of the country is highly important. In the former, a definite,



positive image of Mauldin would be a help for the town when trying to promote their causes in regional affairs, most especially politics. For this reason, there must be some statement which strongly indicates that there is a Mauldin and that it is a viable force to be reckoned with in the region. The center must therefore be unique in some way as to stick in ones mind. It is, of course, important that the building(s) do not resort to some gimmick or gaudy architecture to achieve this.

In the latter, people or business whom Mauldin would like to attract must be made to feel welcome along with the overall good impression from the center. The general vicinity of the new center. Mauldin in the past had been targeted as a potential location for a major regional shopping mall. Near completion of such a mall at the intersection of I 180 and the Golden Strip Freeway makes this now look unlikely, at least for the near future. A site next to and strong relation to the town center would be highly desirable for any size commercial enterprise and the surroundings would lend themselves well to the mid size shopping mall.



## CENTER AS PLANNING GENERATOR FOR DEVELOPMENT PATTERN

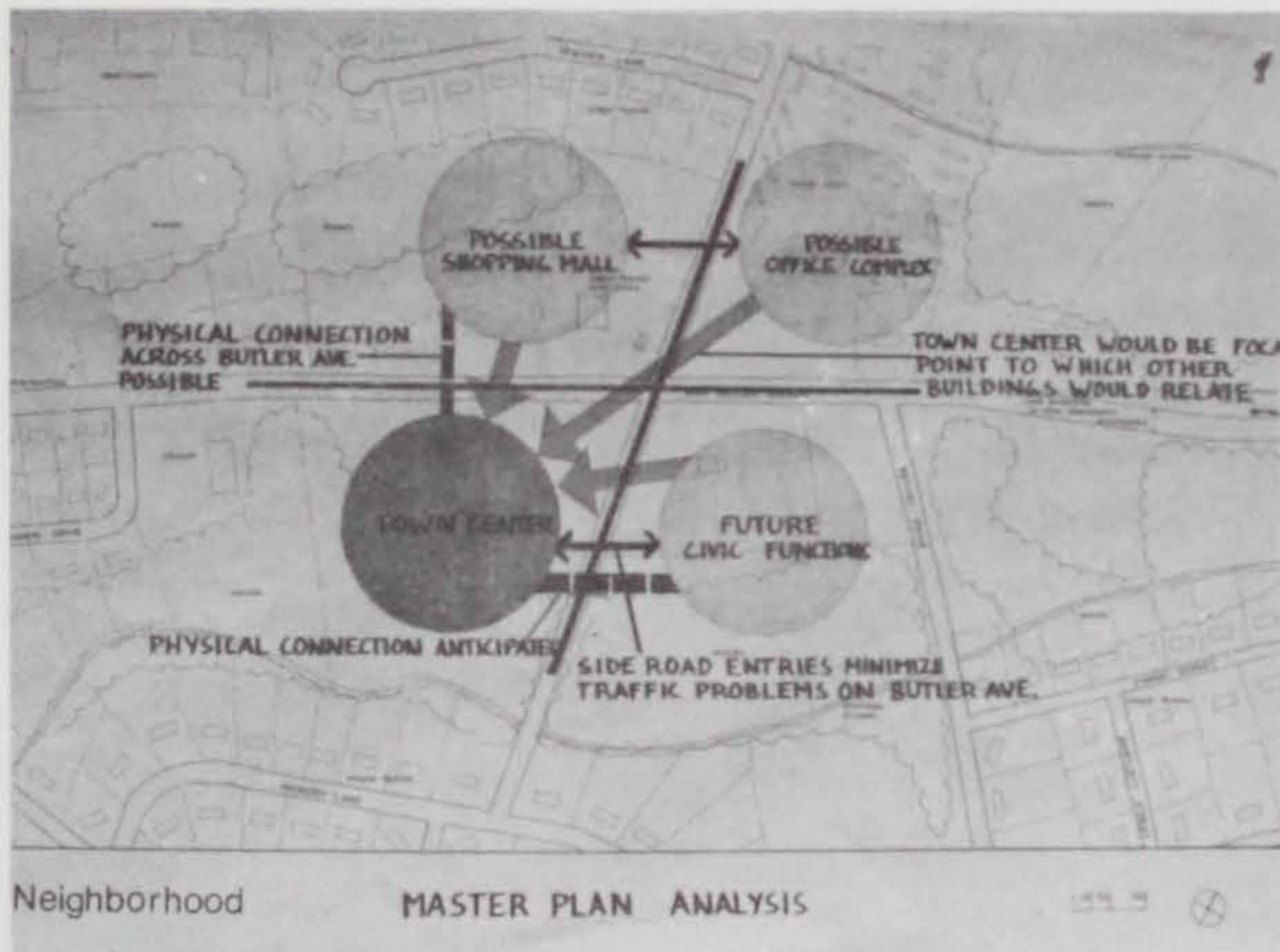
The center must be designed to be able to link up to future development which might appropriately relate to it. We must establish what the future structures might be and then study the ways in which the connection might be made.

### Future Development

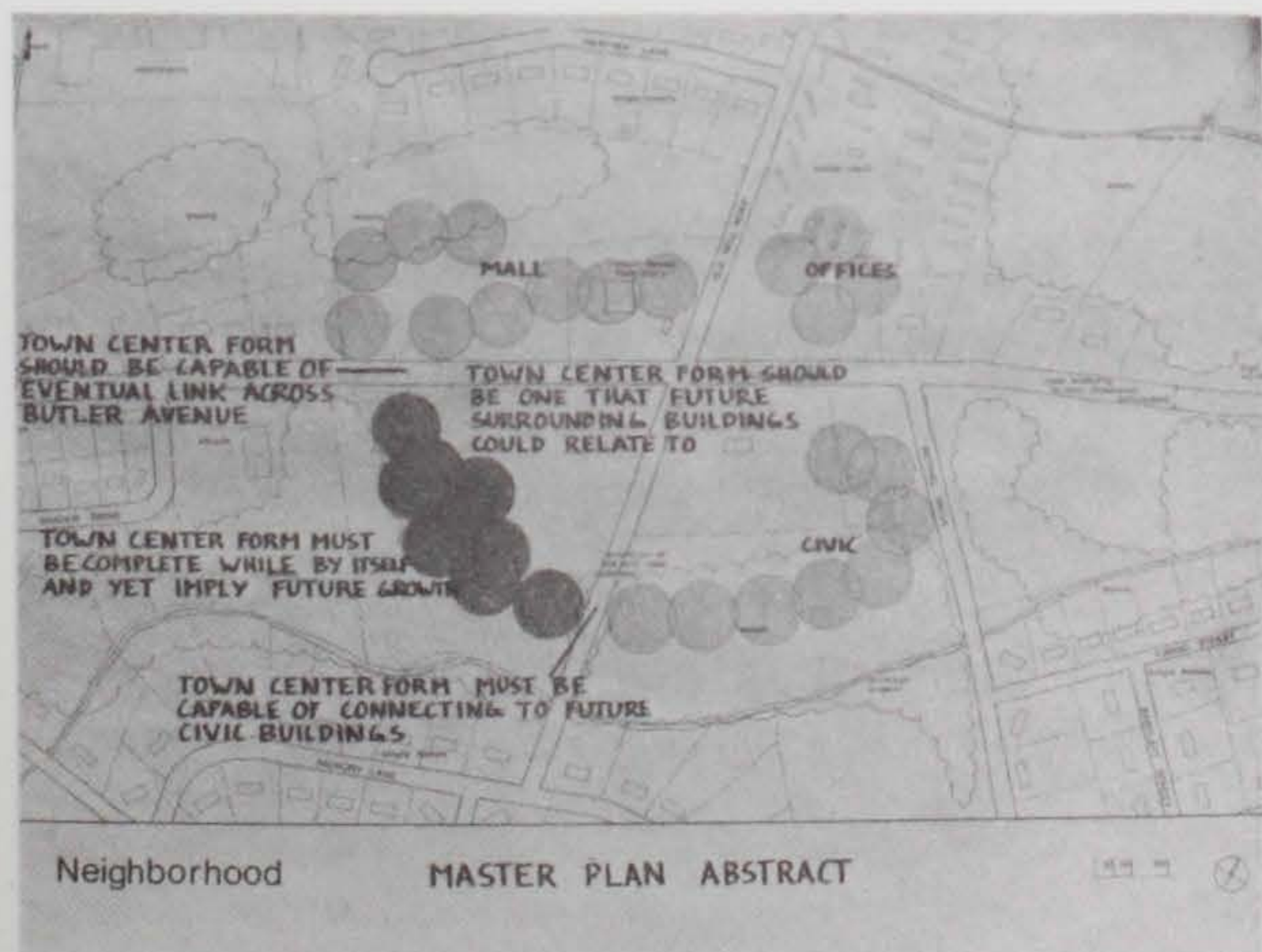
As population and economy continues to grow well after the completion of the town center the need for more development will surely occur. A good deal of this development will be commercial enterprises. In all likelihood, a small community mall will be developed in the general vicinity of the new center. Mauldin in the past had been targeted as a potential location for a major regional shopping mall. Near completion of such a mall at the intersection of I 85 and the Golden Strip Freeway makes this now look unlikely, at least for the near future. A site next to and strong relation to the town center would be highly desirable for any size commercial enterprise and the surroundings would lend themselves well to the mid size shopping mall.







Other commercial uses would foreseeably locate in the area including offices, independent commercial such as theaters, department stores, restaurants, etc. Non-commercial uses are also likely. The City of Mauldin was somewhat disappointed in the quality of the apartment building construction between the Hyde Street Park and Site Number Four mentioned earlier. The result has been a reluctance to allow further multi-family development. It appears likely however, that some development of this nature would be promoted if it could be restricted to the prime planning area and more stringent quality controls enforced.



It will become the Mauldin Planning Commission's job to see that another commercial strip does not occur on East Butler Avenue but rather a comprehensive master plan for the area. The plan that the town center will be designed for and which at this point is most likely to occur is that East Butler Avenue will be a toned down strip with land uses, signage, access, etc. closely guarded by the Mauldin Planning Commission. In addition, there will be a pocket in the middle of this "civic strip" that will be master planned



to form, for the first time, a core of Mauldin. The first part of this master plan will be the town center which will be the highlight of the core area.

All that is known about this master plan for the core is that there will eventually be some development, mostly commercial with some municipal and residential that will need to link up to the town center in some fashion. No specific plans are likely to appear for some time. Thus it is important that the center be a complete entity in itself and yet be of a design that implies growth and could easily be related to and connected with. It will be in this way that the center will fulfill its role as a FOCAL POINT FOR FUTURE CIVIC NEEDS.

#### MEANS OF LINKAGE OF CIVIC STRIP

Since the functions to be related to on the civic strip are so vague at this point, a flexible method of linkage must be used. Direct physical links such as pedestrian bridges, walkways, arcades, etc. would only be feasible if we had more information about the future development,



such as we have about the core area. A more logical way would be to set a policy for how each new building would connect to common elements such as the circulation pattern in a similar manner. In this case, the simplest and most efficient way would be for all structures in the area to have direct pedestrian links to the sidewalk along Butler Avenue (not yet completed along all portions of the area) and vehicular access via the side roads off Butler whenever possible. This would reduce the number of traffic cuts onto Butler to a minimum for an easier traffic flow and added safety. Pedestrian crosswalks could occur at several points eventually and would also happen if possible at points where the side roads meet Butler. The town center would use this policy to set the example for the future and the Planning Commission could enforce its adoption.

It is likely that a traffic light will be installed at some point in the area, probably at the site for the town center.



The adaptation of this more casual method of linkage is quite realistic, and representative of the Mauldin lifestyle and living pattern. It should also be the most efficient and economical means available.



## MAJOR TOWN CENTER NEEDS THAT MUST BE PROVIDED

\*The present casual and open relationship that Mauldin has between its government and citizens should be maintained.

\*There must be some way of visually telling passersby on Butler Avenue important Mauldin information.

\*Spaces and areas must be provided for the exhibition of a variety of community oriented things of interest.

\*Center should allow use of facilities to occur in an environment of casual social interaction possibilities while not letting an emphasis in this direction result.

\*For the citizens of Mauldin, the center must give a quiet, casual image.

\*For the residents in other parts of the Greenville Region, the center should give a distinctive and eye-catching image.

\*For newcomers from outside the region the center must give a friendly and welcoming image.

\*The center must link into a pedestrian sidewalk system that will eventually, with the help of a unified traffic system, tie it and other future buildings along Butler Avenue together.







## DESCRIPTION OF FUNCTIONS

Now that the research on the functional needs of the various portions of the Mauldin Town Center has been completed, and conclusions drawn therefrom, we can now describe fairly accurately how the entire center will actually work. This description will then be used to make a final architectural program that will show all important functions, spaces, relationships, etc.

## GOVERNMENT - OVERVIEW

The governmental portion of the center will serve Mauldin area residents and officials in all governmental administrative and planning services. It will be a central place for citizens to acquire all licenses and permits, make payments, etc. It will also serve the entire Mauldin Region by providing storage and access to records and literature about the area. Most important is that the public will have easy approach to their officials. There will be town meeting, public hearing and speech making facilities as well as private assembly areas for the officials to confer.



A Courthouse will handle traffic violations and jury trials. There will be a probation officer, a Magistrate and a Probate Judge, each with a staff.

#### GOVERNMENT - DESCRIPTION

The Government portion of the Town Center should have access from the pedestrian walks, the town center facilities, and parking. The main entrance will provide a receptionist to direct visitors and to give information. The receptionist must have close contact with the secretarial pool. The main entrance areas will have direct connections with those areas that the public will be dealing with most. These will include License and Inspection, Administration Office, Courthouse, Probate Judge, Probation Officer, Magistrate and the conference rooms. It will need a less direct connection to the official's private offices. There should be a comfortable waiting place within the main entrance area as well as lavatories.

The License and Inspection, Taxes, and Administration areas will provide quick, efficient



service to the public via trained staff. These areas will require their own separate records storage. The public viewing of any records must be supervised. Visitors will need places to fill out forms, and for waiting if they cannot be served immediately. Areas will each have a receptionist and staff. The secretaries and staff members will need to have direct contact with their respective officials and indirect contact with a secretarial pool area which will serve as a core for the entire government functions. This core should provide all necessary copying, stationery storage, and other office needs.

There will be a total of five administrative offices. The occupants will include: Mayor, City Administrator, City Planner, Building Inspector and an accountant. There will also be two workshops in which groups of up to ten can meet, work and leave their work undisturbed. The City Council will use one of these rooms and the Planning Commission, the other. The officials will need close contact with each other and with the workshops, and the secretarial pool. The offices must accomodate the officials, their work, and necessary office furniture, and people they



must meet and work with. These offices should have indirect access to records, staff lounge, and the small conference room. There should also be some link to the Courthouse and the L&I/ Payments area. Visiting consultants and the general public must be screened by a receptionist working within the secretarial pool in order to obtain access to the offices or conference room. The secretarial pool must work in conjunction with the main entrance area receptionist and will have three members.

The staff lounge will be large enough to accomodate all staff and secretaries for a pleasant lunch, coffee break, etc. The lounge area will include lavatories.

The Courthouse portion of the government center will serve two major functions. The main hall will function primarily for traffic hearings and court trials with facilities for a judge and jury, and audience of up to fifty people. Use of audio-visual equipment will be required.

Secondly, the main hall will be a large conference room. Town meetings, public hearings, speeches, etc. can occur here with audiences of up to 200



people. A speaker's platform will hold up to ten people. Connecting the main hall will be the office of the judge, a deliberation room, and pull in area for police delivery of defendants. The three courthouse departments of Probate Judge, Probation Officer and Magistrate will operate in very much the same manner as described for the three City Hall Departments. Public lavatories in direct connection to the main hall will be provided.

In general, the tone of the government center will be one of close knit operation between the various phases of functions being accomodated, while maintaining a degree of separation necessary for efficiency. There will also be a sense of easy, yet sensibly controlled, access to all phases of government work by the public. The accomplishment of these ideas would be most in keeping with how Hauldin government really works.

#### RECREATION - PROMOTION

Like the government complex, the recreation center will also have pedestrian, parking and bus facilities accord. The core of the recreation center will be the locker room area. The locker room should not be located in direct contact with



## RECREATION - OVERVIEW

Since the City of Hauldin already has a full compliment of outdoor recreational facilities, the recreation portion of the new town center will concentrate on indoor activities. One main feature will be a large gymnasium space which will be flexible to handle basketball, gymnastics, etc. It will also be convertible to accomodate non-recreational events such as fairs, shows, etc. There will also be a large pool for general swimming, competitions and physical therapy. Both the gymnasium and the pool will have areas for audiences of up to 300 people for competitions. There will also be related recreation facilities including four handball courts, weight-lifting, gymnastics and related functions, gamerooms, etc. Locker room facilities will service all the athletic areas which will include equipment lending and first aid.

## RECREATION - DESCRIPTION

Like the government complex, the recreation center must also have pedestrian, parking and town center facilities access. The core of the recreation center will be the locker room areas. The locker rooms should not be located in direct contact with



the main entrance to the recreation center. Serving as primary entrance point for most people using the athletic area will be a large lobby with close contact to all major portions of the recreation center. The locker rooms will connect directly to this lobby and yet be kept fairly private.

Both men and women's locker rooms will accomodate 150 people respectively, will include four unit, six shower lavatories and equipment lending counters. A comfortable changing area with lockers will be provided in each. Equipment must be stored and dispersed easily by a staff member at each counter. Easy laundry pick-up will be necessary. Equipment lending and locker areas must have direct access to pool and gymnasium and indirect access to other athletic areas. These will include the handball courts, weight training, martial arts, and gymnastics rooms. They should all have close proximity with each other.

The main room will serve as gymnasium, handling full court basketball or six half-court games, gymnastics events, ropes and rings exercises, wrestling, calisthenics, etc. Permanent provisions for up to 300 spectators must be made. This main



room must be convertible for exhibitions, bazaars, fairs, or to have seating for up to 700 people for shows, films, speeches, etc. These functions will need a stage to handle small skits, plays, and speeches or discussion panels. Audio/visual equipment will be used quite extensively here. The main room will also need to have its own set of lavatories. There will be an administration office for several staff members which should be in a good position to oversee all the activities.

The game rooms will primarily serve teenagers and young adults but will welcome everyone using the center. It will be a place to lounge, play various table games, enjoy stereo and television, etc. It will need indirect access to the main room and have a food preparation for occasional small group lunches.

The pool will provide general swimming recreation according to a specific schedule for age groups. Competitions, which will provide judging facilities, will have up to 300 spectators. The pool will provide swimming lessons and a visiting staffer will practice hydro-therapy for the handicapped. The pool will have direct access to the locker room and equipment lending



plus its own separate set of lavatories. Direct access will also be needed to a separate pool equipment storage area.

A children's outdoor recreation area will provide a tot lot and play areas for children up to age ten and provide parents with a comfortable place to oversee. This area must not have contact with traffic and parking or with the governmental or library facilities. It might benefit from close contact with the day care facility.

#### SOCIAL - OVERVIEW

The main thrust of the social portion of the Mauldin Town Center will be education. It will be through the exposure of Mauldin citizens to various community educational opportunities that the social center will attempt to integrate the more diverse functions of government and recreation. This is not to be confused with the town center functions which will then take advantage of the opportunities presented by the governmental, recreational, and social portions, and which conceivably could take any form and be located in any area of the town



center complex. The key to the Social portion will be the library which will have actual functional links with some of the government and recreation functions.

The day care facility will serve a similar function in that it will take advantage of the entire town center in general and the other activities within the social portion in order to expose young people to a broad variety of educational opportunities. The day care area itself will serve alone as a station in the middle of the activities going on around it. For this reason, the arts and education areas of the Social portion will provide excellent surroundings for both the library and day care facilities.

#### SOCIAL - DESCRIPTION

The library will be approached off the main social entrance with initial contact being with the circulation desk. This desk will serve as the location of at least the main librarian and possibly one additional staff member. The monitoring of people entering and leaving the library will be from this desk as well as the



checking out and returning of books. It will be necessary to have a storage area at this point for returned books that have not yet been put back on the shelves. The desk will also be the place to come for information concerning the use of the library. Besides filling the normal functions of a regional library, the facility will relate closely with the day care, Art and Education facilities. The location and design of the library will try to serve an integrating function for the entire town center both physically and symbolically.

The day care facility will provide for the minding and education of pre-school children of working parents. It will handle about 20 children and one full time staff member during the daytime working hours. It will have its own lavatories and a small kitchen for the preparation of the children's lunches. It will have direct access from the main social entrance. It is important that these young children be kept away from traffic and parking areas. The day care center will have direct links with the children's play area in the recreation center and indirect links to the other activities there. There will also be



the direct link to the library and other activities of the social area. In this sense, the entire town center assumes a role in the very important function of the education of Mauldin's youth.

The Arts and Education areas will provide facilities for painting, sculpture, printing, etc. as well as space for special courses including adult education, lecture, assemblies, etc. Both the art studios and the classrooms will need to have a number of individual storage areas for the various activities. These facilities should be directly accessible from the main social entrance.

The main entrance will serve as lobby for all the social activities and provide lavatories for the functions that do not have their own. The library will have its own lavatories.



## TOWN CENTER - OVERVIEW

This category includes the various bonding elements that will tie the diverse and sometimes disjointed portions of the entire complex into a coherent center for the town of Mauldin. Hereafter these elements will be referred to as belonging to the "Commons" category. It will not be known precisely what form the Commons will take, only that they will need to fill the needs mentioned in the preceding research. These include a visual display of information to passersby on Butler Avenue, spaces for the display of information and art, places for incidental social interaction, and some purposeful mass gathering. There are of course numerous possible ways in which the common elements may fill both their immediate function and their bonding role. The manner in which the entire complex will eventually be linked into a pedestrian and vehicular system and the nature of that system, as well as the issue of allowing for possible links to the complex itself are also matters of design and thus will not be discussed here.

FUNCTION	USERS	TIME
1 Public Entry/	TA 200	9A-5P
Exception	050	9A-5P
2 Public Contact	TA 125	9A-5P
with Depts.	41x	9A-5P
3 Public Waiting	TA 80	9A-5P

TOTAL USERS OF TOWN CENTER  
 1. THROUGH A-PORT CHANG  
 2. 100% OF 100% (100% OF 100%)

NOTE: USERS TIME FOR USERS TO  
 BE DISCUSSING IN ADDITIONAL FUNCTION

AVERAGE LENGTH OF DAY IN HOURS

TYPICAL DISCUSSIONS THAT A TOWN CENTER  
 ACCORDING TO 100% OF 100% FUNCTION



## ANALYZING FUNCTIONS

With the understanding of how the complex will basically work, we can now list each major function, who will use it, when, how, etc. This information may then be analyzed to see which functions should be near one another, far from each other, or capable of coinhabiting the same space. We can also determine what needs these functions demand on their respective spaces.

Below is a diagram and key to explain how the following sheets on the matter works.

	FUNCTION	USERS	TIME	ST.	REQUIREMENTS	NEAR	FAR	COM.
1	Public Entry/ Reception:	TA 200 one	9A-5P 9a-5p	2	Receptionist Desk, visual contact w/other Gov Depts.	2-4,8,25, 26	27-33	
2	Public Contact with Depts.	TA 125 six	9A-5P 9a-5p	5	Recept. Desk for each dept. prov. for doing forms, etc.	1,2,3	27-33	
3	Public Waiting	TA 60	9A-5P	15	Lounge prov. for public	1,2,4,8, 25,26	27-33	94

TYPICAL USERS OF FUNCTION (W. A. P. O. D. A. L. Y. A. L. E.)  
T-TEENAGER, A-ADULT, C-CHILD  
CAPITALS FOR PUBLIC, LOWER CASE FOR STAFF

MOST LIKELY TIME FOR USERS TO  
BE PARTICIPATING IN A PARTICULAR FUNCTION

AVERAGE LENGTH OF STAY IN MINUTES

PHYSICAL REQUIREMENTS THAT A SPACE MUST  
ACCOMMODATE IN ORDER TO HANDLE FUNCTION

FUNCTION NEEDS TO BE  
NEAR THESE OTHER FUNCTIONS

FUNCTION NEEDS TO BE FAR  
FROM THESE OTHER FUNCTIONS

FUNCTION CAN OCCUPY TO SAME  
SPACE AS THESE OTHER FUNCTIONS



	FUNCTION	USERS	TIME	ST.	REQUIREMENTS	NEAR	FAR	COM.
1	Public Entry/ Reception	TA 200 one	9A-5P 9a-5p	2	Receptionist Desk, visual contact w/other Gov. Depts.	2-4,8,25, 26	27-33	
2	Public Contact with Depts.	TA 125 six	9A-5P 9a-5p	5	Recept. Desk for each dept. prov. for doing forms, etc.	1,2,3	27-33	
3	Public Waiting	TA 60	9A-5P	15	Lounge prov. for public	1,2,4,8, 25,26	27-33	94
4	Public Lav. use	TA 50	9A-5P	5	Pair of 4 unit lavs.	1,2,3,8, 25,26	27-33	
5	Sec. Pool	three	8a-5p		Office Equipment	6-24,30,31		6
6	Office Cent. Service	All Gov Staff	8a-6p	10	Staff Library, Copying Equip, Off. Supplies, etc.	5,7-33		5,7
7	Office Storage	Maint. Staff	8A-6P	20	Space for Public Storage	5,6,8-33		6
8	Conferences	A 14 ten	8A-6P 9a-5p	90	2 private rooms, 1 near pub. entr. each w. table, chairs, pin-up etc.	1,5-7,11- 24	2,3	
9	Planning Workshop	six	8a-6p	90	Pri. Room-table/chairs, pin-up, etc.	5,6,16,31		
10	City Council Wkshop	six	8a-6p	90	can leave work undisturbed	5,6,16,31		
11	L & I Staffwork	one	8a-6p		public contact, records storage, office work	5,6,12-15, 18,30,31		
12	Tax Staffwork	one	8a-6p		" " "	5,6,11-13, 15,18,30,31		
13	Admin. Staffwork	two	8a-6p		" " "	5,6,12,13, 15-18,30,31		
14	Building Insp. P.W.	one	8a-6p		Private office work, con- tact w. pub. & consultants	5,6,8,11, 15-18,30,31	1	
15	Account. Pri. Work	one	"		" " "	5,6,8,11,12- 13,14,10	1	
						18,30,31		
16	City Planner P.W.	one	"		" " "	5,6,8,11- 15,17,18,		
						30,31	1	
17	Mayor P.W.	one	"		" " "	5,6,8,14,15 18,30,31	1	
18	City Admin. P.W.	one	"		" " "	5,6,8-17, 30-31	1	
19	Prob. Off. Staffwork	three	8a-6p		3 sm. priv. rooms for int- erview, rec. stor, off. work	5,6,8,20-21 25,30,31		
20	Probate Judge Off. SW:	one	8a-6p		Office work, records, stor., public contact	5,6,8,19, 21,24,25		
						30,31		



	FUNCTION	USERS	TIME	ST.	REQUIREMENTS	NEAR	FAR	COM.
21	Magistrate S.W.	one	8a-6p		Office work, records, stor. public use of records	5, 6, 8, 19, 20, 24, 25, 30, 31		
22	Prob. Officer P.W.	one	8a-6p		Private Office work some public contact	5, 6, 8, 19, 25, 30, 31	1	
23	Prob. Judge P.W.	one	8a-6p		" " "	5, 6, 8, 20, 25, 30, 31	1	
24	Magistrate P.W.	one	8a-6p		" " "	5, 6, 8, 21, 25, 30, 31	1	
25	Trials/Hearings etc.	TA-20	9A-6P	30	Nec. equip. for courtroom stor. aud. seating for 150	1, 3, 4, 6, 7, 19-24		26
26	Town Meet/Pub. Assem	TA-200	6A-11P	90	public assembly seating, podium, etc.	1, 3, 4	27-33	35
27	Judges Private Work	one	8a-6p	var	Judge's chambers w. private entry	5, 6, 25	1-4, 26	
28	Jury Deliberation	one	var	var	Private jury room, lavs, private entrance	25	1-4, 26	
29	Delivery of prison.	TA 2	9A-5P	var	secure police car pullin w. lockup area w. guard	25	1-4, 26	
30	Staff Lounge	thirty	8a-6p	30	lounge furniture, vending machines, etc.	5-24, 31	1-4, 26	
31	Staff Lav. Use	thirty	8a-6p	5	pair of 3 unit lavs	5-24, 30	1-4, 26	
32	Gov. Area Service	one	8a-6p	15	loading dock area for trucks	6, 7, 33	1-4, 26	
33	Gov. Area Storage	five	8a-6p	15	Central area for Gov. public storage	6, 7, 32	1-4, 26	
						SOCIAL		
34	Public Entry	CTA-350	8A-11P		Visual ties to Soc. Center functions	35, 36, 37, 43-46	50, 51	
35	Lobby/Lounge	CTA-100	8A-11P	20	Lounge	34, 36, 37, 43-46	50, 51	93
36	Public Lav. Use	CTA-100	8A-6P	5	Pair of 4 unit lavs.	34-37, 43-46	50, 51	
37	Library Entry/Exit (Circ. Desk)	CTA-75	8A-11P	5	Security/view of Lib. & Bank Ent/Exit, Storage	35, 36, 38- 40		
38	Library Use	CTA-175	8A-11P	60	Book shelves, study cora tables, file catalogue, etc.	37, 39-42, 51		
39	Use of Visual Aids	CTA-25	8A-11P	30	use of microfilm, slides, etc. darkness req.	37, 38, 40- 42, 39		
40	Use of Audio Aids	CTA-25	8A-11P	60	use of records, tape, etc headphone	37, 38, 39 41-42		
41	Library Lav. Use	CTA 40	8A-11P	5	Pair of 2 unit Lavs	38-40		
42	Library Storage	one	8a-11p	15	Book of office supplies storage	38-40		



	FUNCTION	USERS	TIME	ST.	REQUIREMENTS	NEAR	FAR	COM.
43	Art Work	one	8a-11p var	160 var	Fac. for paint, Sculp, ptint, etc, lighting, storage, cleanup	35-37, 44, 45, 51	50	
44	Lectures/Classes	TA 50 var	8A-11P 8a-11p	90 90	Auditorium-seat. to 200, podium-aud/vis equip.	35-37, 43, 45, 51	50	45
45	Meetings	200	8a-11p	90	" "	" "	50	44
46	Children's Day Care	C 25 two- three	8A-5P 8a-6p	6 hrs.	Relations to all T.C.FAC. espec. Soc. play & Reading areas	35, 37, 43-45 47-49, 51, 91	50	
47	Day Care Food Prep.	one PT	11a-2p	60	small kitchen for lunch preparation	46, 49		
48	Day Care Lav Use	C25	8A-6P	5	Pair of 2 unit lavs/child	46		
49	Day Care Storage	one	8a-6p	10	bulk storage & cloak room	46, 47		
50	Soc. Area Service	one	8a-6p	15	service area & loading dock for soc. area	51	34-36 43-46	
51	Soc. Area Storage	four	8a-11p	15	Cent. area for Soc. Bulk Storage	38, 43-46	34-36	
						RECREATION		
52	Pub. Entry/Reception	CTA 800 one	8A-11P 8a-11p	5	Visual Ties to Major Rec. Area, Recept. Counter	53-55, 56, 62-66	59, 60 89-90	
53	Pub. Loung/Waiting	CTA 250	8A-11P	30	Lounge Furniture	52, 54, 55, 62-66, 70, 73, 78-83 68-69	59, 60 90	
54	Public Lav. Use	CTA 200	8A-11P	5	Pair of 5 unit Lavs.	52-55, 70, 73, 75, 78- 82, 86		
55	Dining	CTA 125	8A-11P	20	Cafe seating, vending mach. some food prep.	53-54		
56	General L.R. use	CTA 150	8A-11P	30	Lockers/changing Fac. LR equipment	52, 57-65, 67, 70-72, 78-80	53-55 73, 75 83, 86	
57	LR Lavs Use	CTA 150	8A-11P	15	Pair of 4 unit Lavs & Show.	56		
58	Equipment Lending	CTA-100 two	8A-11P 8a-11p	5	Pair of counters w. equip racks, landry, storage, etc.	56, 59, 60		
59	LR Area Service	one	8a-6p	15	Ser. Area & Load. Dock for equip., Laundry, etc.	56, 58	52-55	



	FUNCTION	USERS	TIME	ST.	REQUIREMENTS	NEAR	FAR	COM.
60	LR Area Storage	one	8a-11p	15	Bulk Storage	56-59	52-55	
61	First Aid	CTA 5	8A-11P	30	Emergency first aid fac,	56, 62-65,		
		one PT	8a-11p		two cots	70-72, 78-80		
62	Handball, Racquetball	CTA 50	8A-11P	60	Four recreat. courts w. observation decks	53, 56-58, 61, 63-66, 90		
63	Martial Arts	TA 25	8A-11P	60	Open space, mats, etc.	53, 56-58, 61, 63-66, 90		
		one pt	var					
64	Gymnastics	TA 25	8A-11P	60	Open space, mats, etc,	53, 56-58,		
		one PT	var		Gym equip.	61-63, 65, 66, 90		
65	Weight Training	TA 40	8A-11P	60	Universal & Natilus equip	53, 56-58,		
		one PT	var		open space, manual weights	61-64, 66, 90		
66	Administration	one & two PT	8a-11p	var	office furn, location to overview all rec.	52-55, 62-65, 70-72, 78-80		
67	Sun Bathing & Open Lounge	CTA 75	8A-11P	45	large outdoor space, good sun dir, out. lounge furn.	56, 70-72		
68	Perm. Games	CTA 125	8A-11P	45	Billiards, Pinball, etc.	50, 54, 69, 91		
69	Moveable Games	CTA 125	8A-11P	45	Ping Pong, Football, Tables, etc.	53, 54, 68, 92		
70	Swimming	CTA 300	8A-11P	60	Recreation Pool	53, 54, 56, 66, 67, 72-77		71, 72
		one	8a-11p					
71	Hydrotherapy	CTA 20 one PT	9A-5P	60	Open space pool side/ storage	70, 77, 56		70, 72
72	Swimming Lessons	CTA 30 one pt	9A-5P	60	Open space by poolside	70, 77, 56		70, 71
73	Pool Spectating	CTA 300	7P-11P	90	Seating for 300	52-55, 70, 75, 76	89, 90	
74	Press Coverage	A 5	7P-11P	90	Pri. elevated observ. area seating, counter	70		
75	Audience Lounge	CTA 40	8A-11P	30	Lounge Furn, View of Pool Activities	52-55, 70, 73, 76	89-90	
76	Concession Sales	CTA 50 one pt	8A-11P var	10	Sales & Reception Counter	52-55, 70, 73, 75		
77	Pool Storage	one	8a-11p	15	sev. Sep. storage areas for var. pool. equip.	70-72, 90		
78	Full Court B. Ball	CTA 30	7P-11P	90	Reg. Basketball Court	53, 54, 56, 61, 66, 83, 84, 86, 88		79-82



	FUNCTION	USERS	TIME	ST.	REQUIREMENTS	NEAR	FAR	COM.
79	Half Court B. Ball	CTA 60	8A-11P	60	conversion to six half courts	53, 54, 56, 61, 66, 88,		
80	Other Large At. Even.	CTA 25 one	7P-11P var	90	set up for gym. MA etc. equip	53, 54, 56, 61, 66, 83,		78, 79, 81, 82
						84, 86, 88		
81	Shows, Lectures, etc.	CTA 700	7P-11P	90	conv. to seating 700 perm. & move. stage	53, 54, 83, 85, 87, 88,		78-80 82
82	Indoor Fairs, Exhibits, Bazaars	var	8A-11P	var	conv. to large open floor area	53, 54, 85, 86, 87, 88,		78-81
83	Spectators	CTA 300	7P-11P	90	Perm. elevated seating for 300	53, 54, 55, 78, 80, 81,	89, 90	
						86, 87		
84	Press Coverage	A 5	7P-11P	90	pri. elevated observ. area seat. counter	78-80-81		
85	Projection	one PT	8a-11p	90	elev. area for audio/vis equip. proj. to floor stage	81-82		
86	Audience Lounge	CTA 40	8A-11P	30	Lounge Furn. View of	78-83, 87	89-90	
87	Concession Sales	CTA 50 one PT	8A-11P var	10	Sales & Reception Counter	78-83, 86		
88	Gym Storage	two	8a-11p	15	sev. sep. storage areas for various activities	78-88-89-90		
89	Rec. Center Service	one	8a-6p	15	Central service area & loading dock for rec. service	77, 88, 62-65	52-54 73, 75, 85, 86	
90	Rec Center Storage	four	8a-11p	15	Central area for nec. bulk storage	89	52-55, 73, 75, 83, 86	
91	Outdoor Child. Play	C 75	8A-8P	45	Playgroup for var. age children, parent superv.	46, 68		
92	Outdoor Bazaars, Flea Markets etc.	TA 100	var	45	open area plaza with optional covering	82, 87, 89		



[illegible]

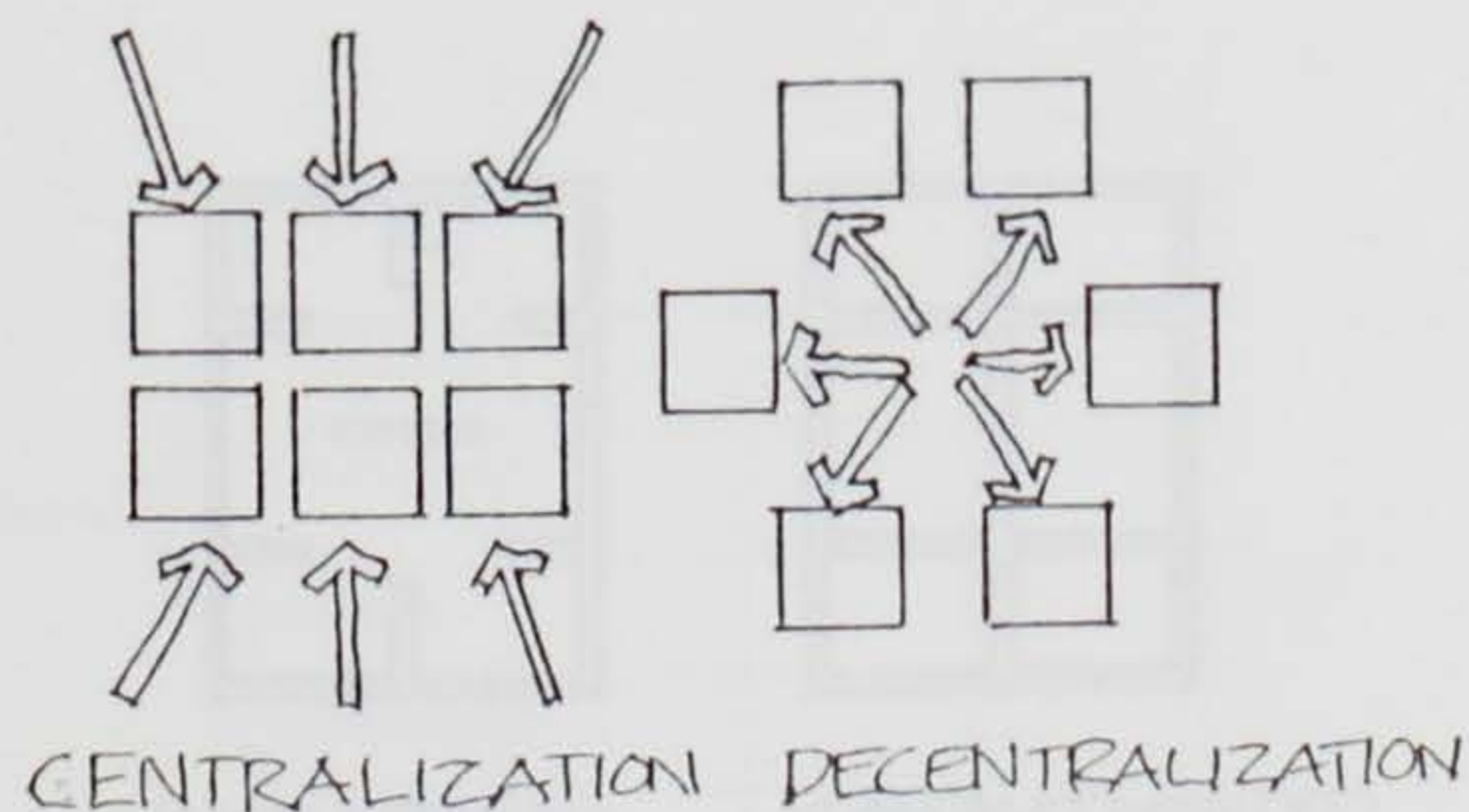


## DETERMINING PROGRAMATIC CONCEPTS

With an understanding of all the functions involved in the Mauldin Town Center, how they occur, and the physical demands they make, we can now determine what overall programatic concepts and philosophies are applicable to the final program. These will help us determine what actual spaces are needed and how they should relate to one another. The following descriptions of each programatic concept comes from the CRS studies on architectural programming and will in each case be followed by a discussion on its relevance to the Mauldin project.

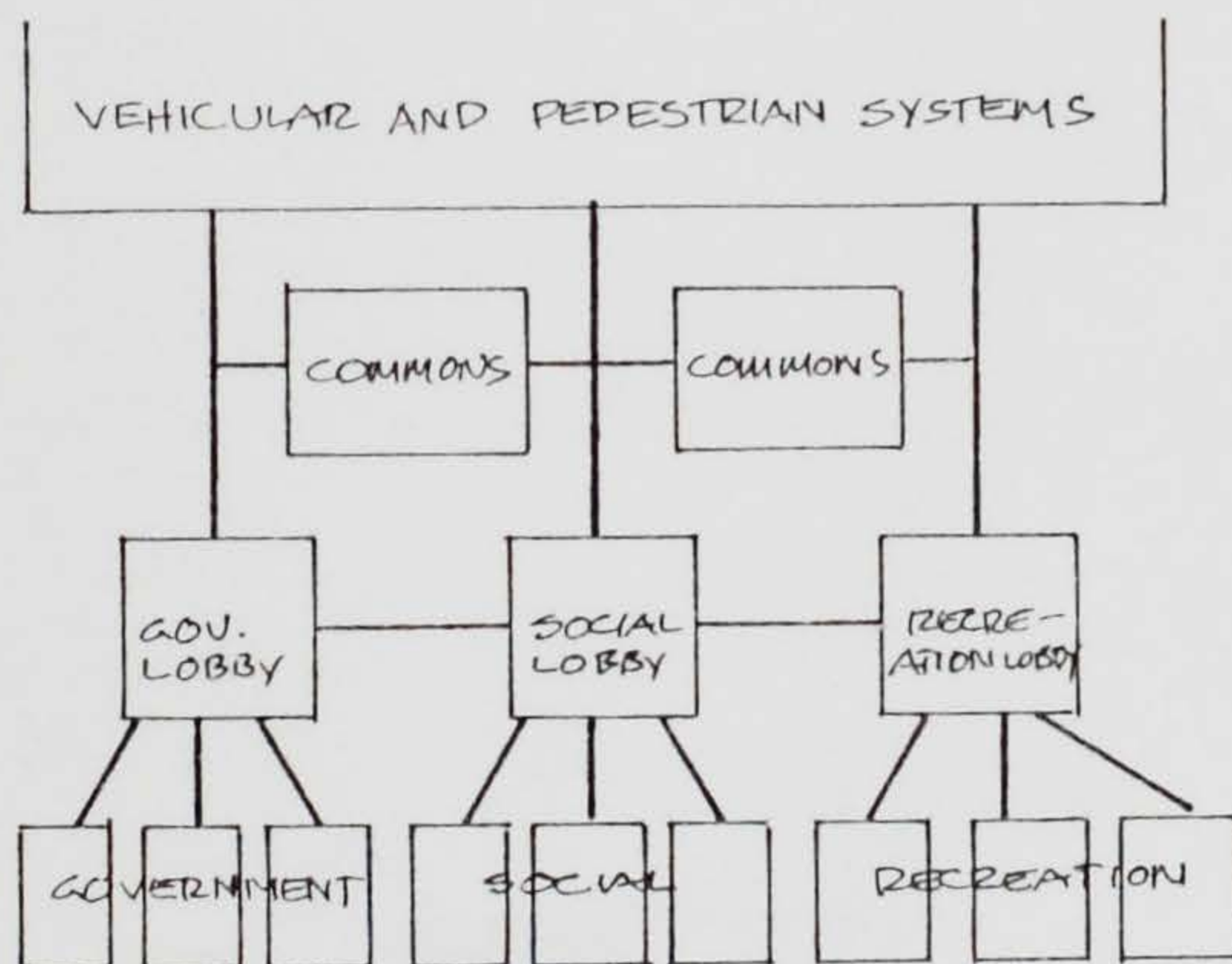
### CENTRALIZATION VS. DECENTRALIZATION

"This concept deals with centralization or decentralization of activities, services or personnel. It can influence the program in terms of organizational structures, functional relationships and overall space affinities. The programatic concept should not be confused with the design concept of compactness vs. dispersion: the programatic concept can have several alternatives of compactness or dispersion."



FROM CRS STUDIES

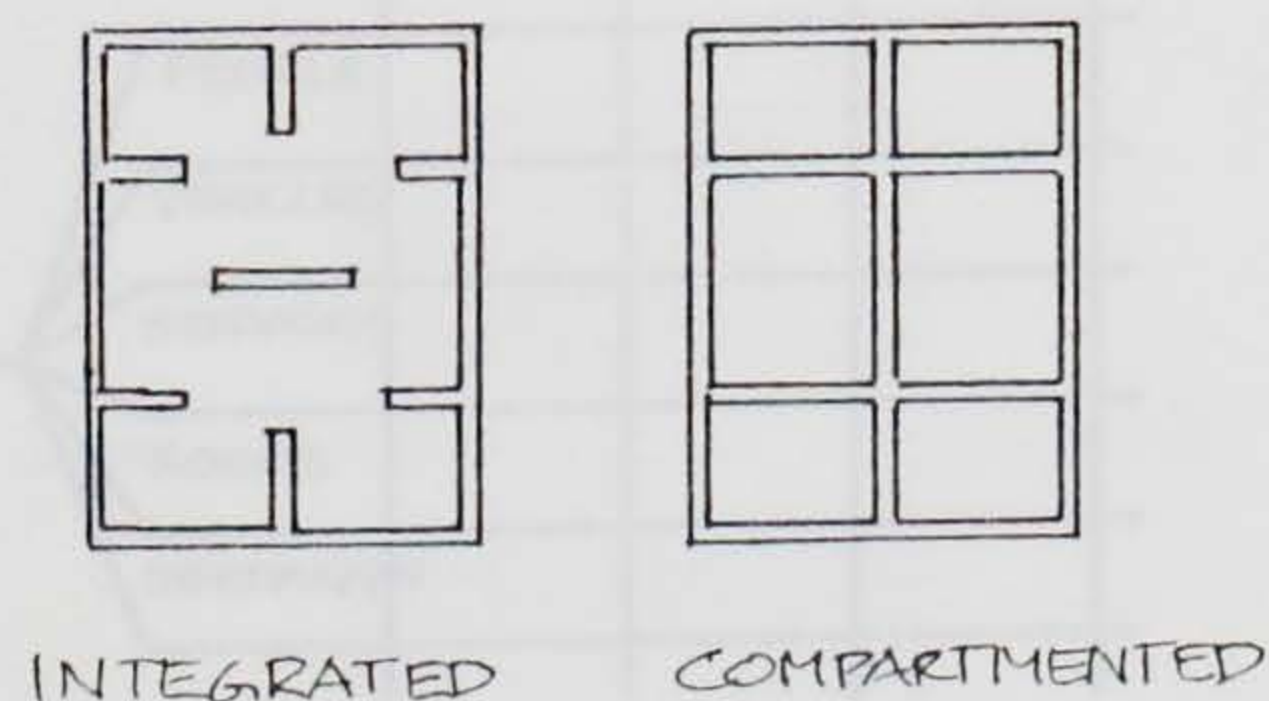




On an overall scale there appears the need for decentralization due to the diverse elements involved. The Commons however will be acting as a tying element and thus could be considered central to the governmental, social and recreational portions.

In turn, each portion appears to have the need, in varying degrees, for a core at a central point of entry, with lobby, lavatories, etc. The system that then emerges can be abstractly diagrammed as seen to the left. It is important to note however, that although the Commons is central, there is also the need for individual links between each of the three portions and to the vehicular and pedestrian movement systems.

#### INTEGRATION VS COMPARTMENTALIZATION



FROM CRS STUDIES

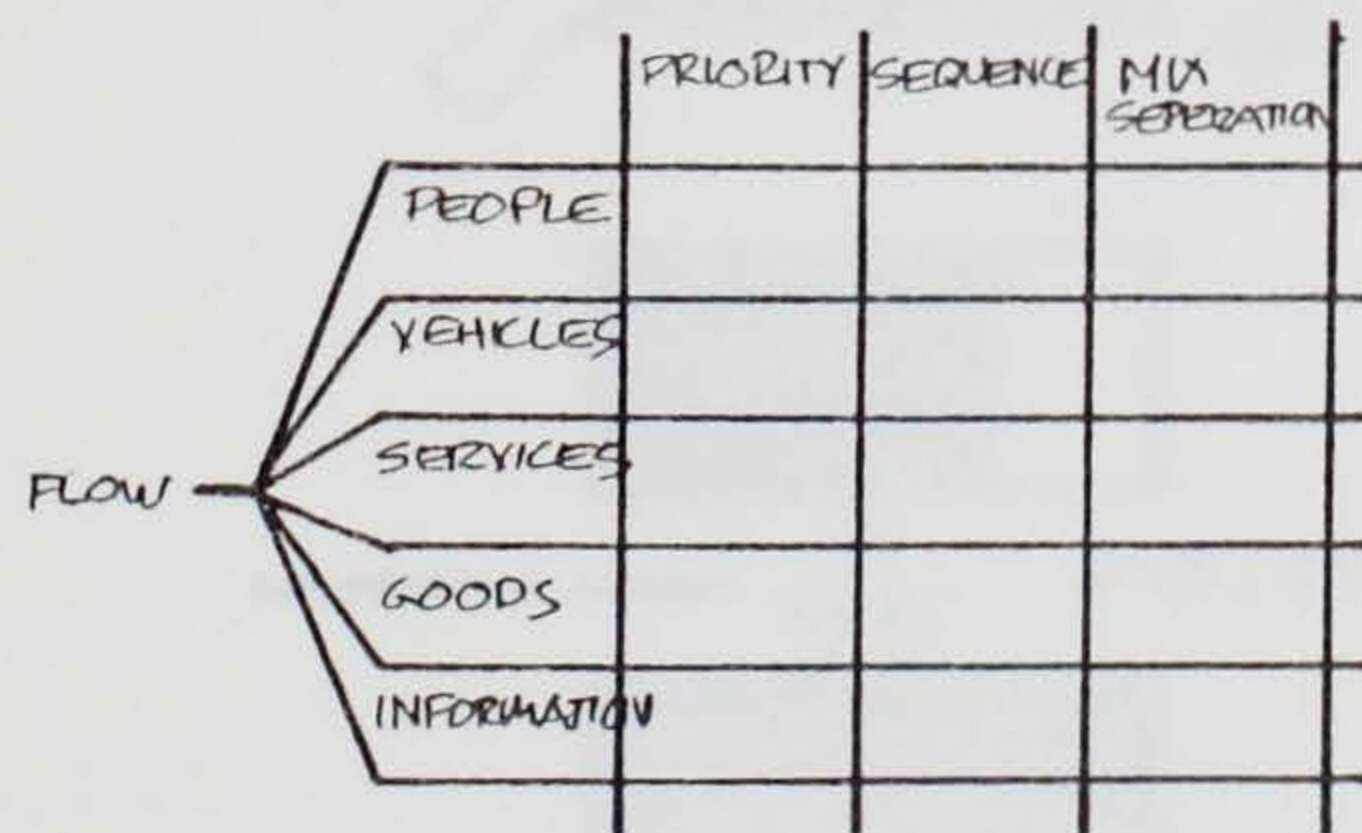
"The programmer must find out from the client if activities should be integrated or compartmented. A group of closely related functions would indicate integration; the need for some degree or kinds of privacy (acoustical or visual), would imply compartmentalization. Here too, there is a difference between the programmatic concept of integration and the design concept of open plan."



Functional needs throughout the overall town center and within the individual portions call for a fairly high degree of compartmentalization. The less tangible, but equally important, spirit and lifestyle of Mauldin calls for a more integrated approach, however. Thus, wherever possible, without hampering efficiency of function it appears desirable to integrate functions. An example is within the portions themselves where a very close spirit of integration can develop such as in the government center where the overlapping of functions and close communication between employees seems desirable or in the social center where all the functions contribute in some way to the day care program.

#### FLOW

"This concept concerns the flow of people, vehicles, goods, services and information in terms of priority, sequence and degree of mix separation. This concept expands on affinities and relationships but excludes a table of organization. Connections between corresponding units can be codes numerically, and abstract flow diagrams can be drawn up and manipulated to

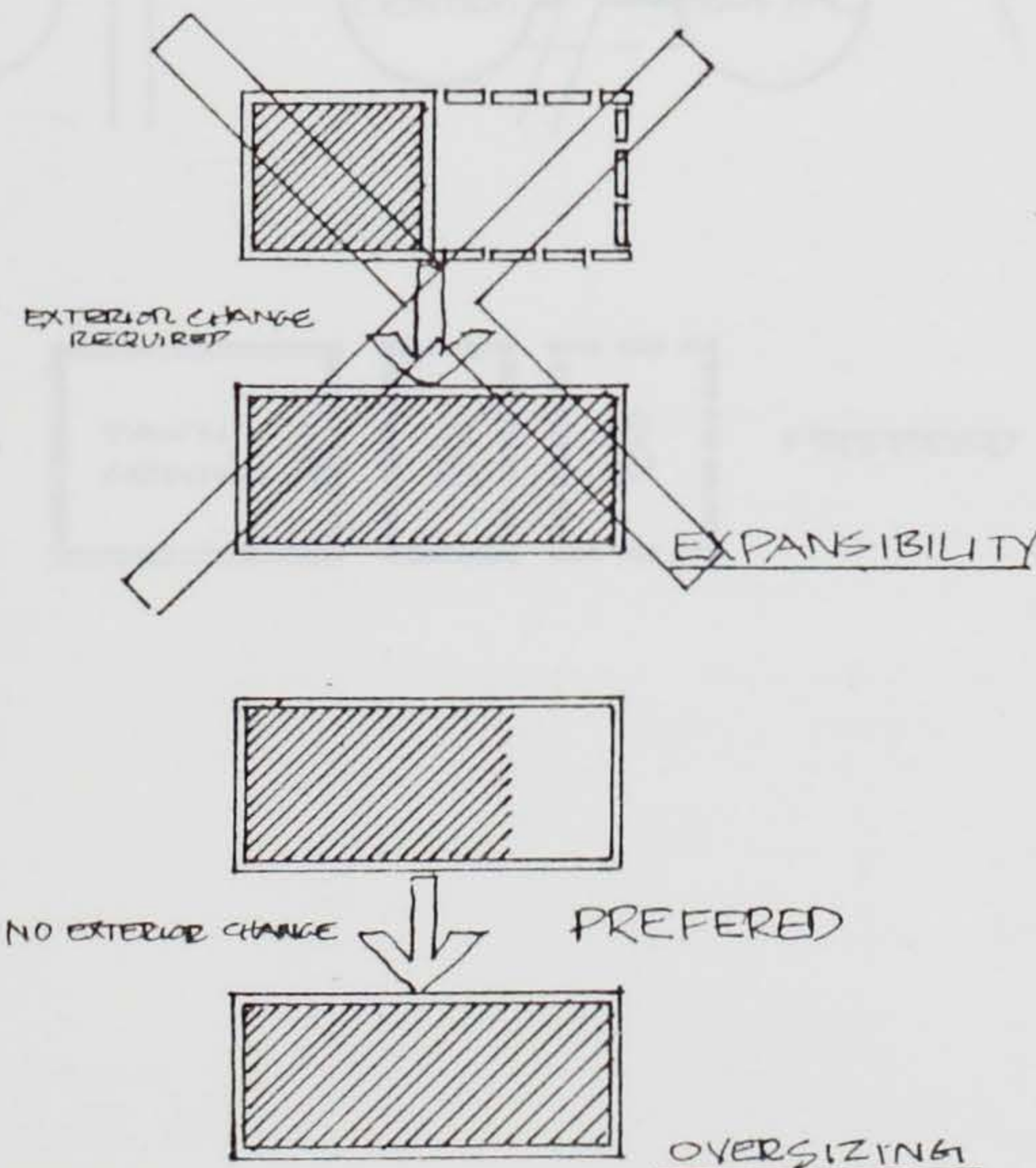


FROM CRS STUDIES



minimize conflicts in circulation."

It appears that the government, social and recreational portions of the town center will each require an equal footing in their access to vehicular, pedestrian, and service systems and to the Commons facilities. Visually, however, the government center seems to need to take predominance with the more massive and less prestigious recreational facilities becoming more obscure. For this reason it is likely that the government portion may need to be much nearer to Butler Avenue and the recreation much further from Butler than the other two.



#### EXPANSIBILITY

Due to the beforementioned growth situation in Mauldin, a basic philosophy of programming for anticipated growth will be used whenever feasible. This growth will be handled by a degree of oversizing or added quantity of spaces rather than the future addition of structure which is not deemed as desirable by the City of Mauldin.

#### PHASING

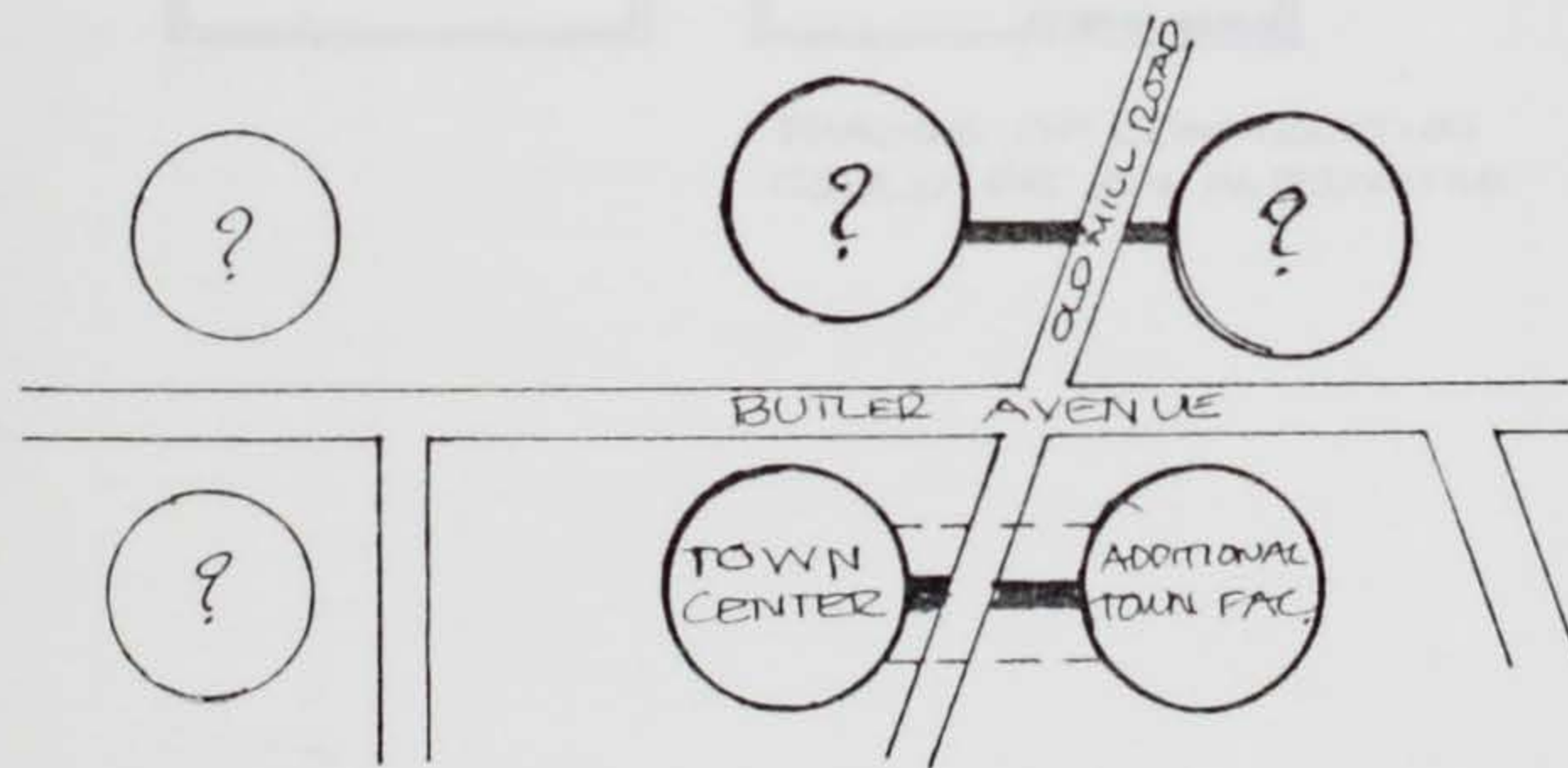
Two types of phasing will be incorporated into



the Mauldin Town Center.

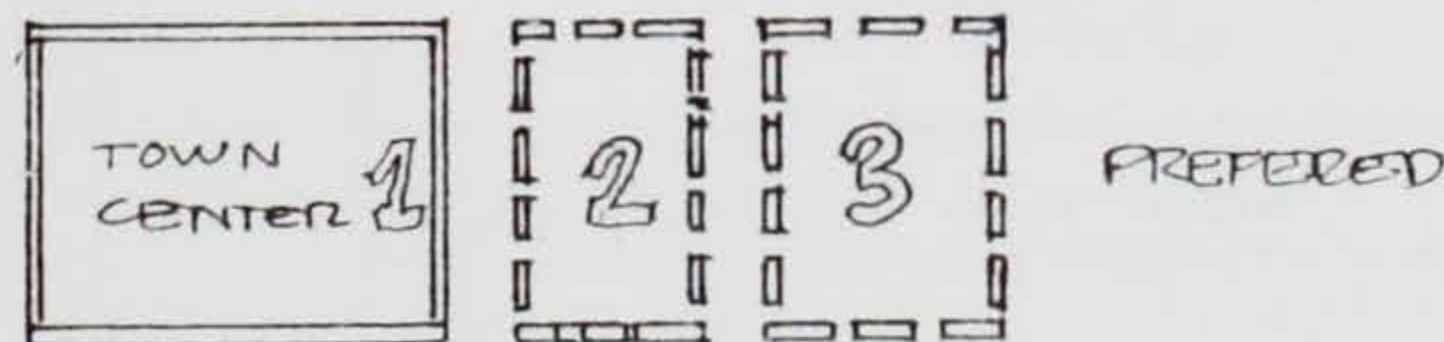
# 1 Center As Generator For Development Pattern

This has to do with the previously discussed idea that the center will link into a simple pedestrian and vehicular movement system that will allow it to relate to other buildings of various use along Butler Avenue.



# 2 Center As Focal Point For Future Civic Needs

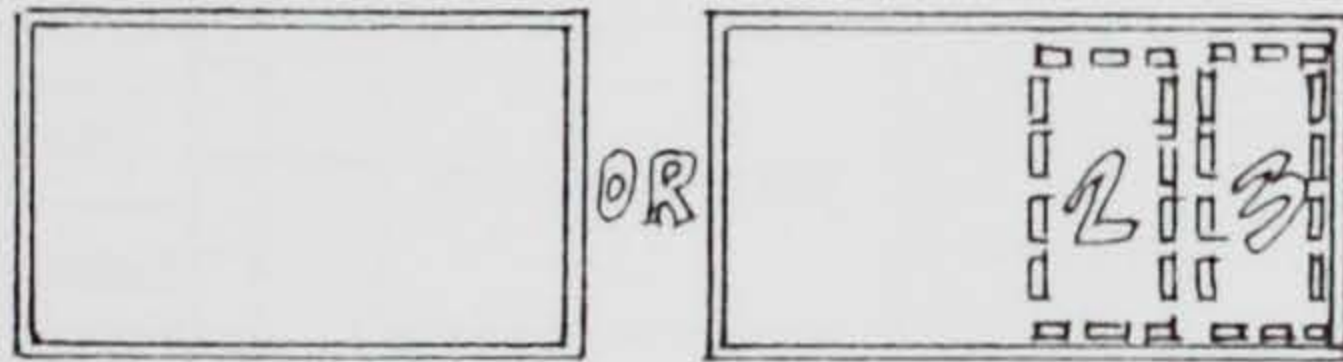
As much as feasible, the Mauldin Town Center should be capable of being continued in some manner. In this way, all of the civic architecture involved could be incorporated in one comprehensive architectural statement which is one of Mauldin's priorities.



It is important to note that although the programming for the Mauldin Town Center seems to be lending itself to phasing within the portions presently under discussion and although this could always be an eventuality in today's economic atmosphere, this project is being conceived, programmed and will eventually be designed as one project, to be built at once. This is in accordance with the beliefs of the



# Program



PHASING OF CONSTRUCTION  
COULD BE AN ALTERNATIVE

City of Mauldin and the research of their present situation. The possibility of a phasing system being incorporated could be a good selling feature however, and will not be overlooked as long as no infringement on the final quality of the center results.

SPACE	FUNCT	S.F.	VIEW	ENV	ACC
Gym /Multi Purpose	78-82	9,000		H	Pub
Concession	87	300	In		
Peri Gym Spec. Area	83	2,500	out lobby		
Spec. Lounge	86	300	out		
Press Box/Proj.	34,35	750	out Gym		
Gym Storage	88	1,200	In	Env.	

FUNCTIONS WHICH HAPPEN IN THIS SPACE  
OUTLINE, DASH, OR FUNCTIONAL CHARACTER OF THE

OUTLINED REQUIRED SQUARE FOOTAGE

TYPE OF VIEW REQUIRED  
IN TO OR OUT FROM EXTERIOR, OUTLINE VIEW

THE INLINED REQ. VIEWS IN TO OR OUT FROM  
VIEW IN SPACE INLINED DASH OR OUTLINE VIEW

TYPE OF ACCESS FROM OUTSIDE  
ELEVATED, FROM PUBLIC  
DO - PRIVATE, ADA - PUBLIC ACCESS  
FROM A PUBLIC AREA - SPACE

CRITICAL ENVIRONMENTAL FACTORS  
H - POSED - HIGH - LOW - VIEWS  
REQUIREMENTS AND PRIORITY CONSIDERATIONS



# Program

With the preceding analysis of the functions involved in the Mauldin Town Center and the basic philosophies and programmatic concepts established, a list of all necessary spaces, the functions they will handle, approximate square footages and basic needs can be made. Further, we can now draw the relationship that exists between these spaces. Below is a diagram and key to explain how the following sheets on the matter work.

SPACE	FUNCT.	S.F.	VIEW	ENV	ACC
Gym /Multi Purpose	78-82	9,000		H	Pub
Concession	87	300	in		
			out lobby		
Perm Gym Spec. Area	83	3,500	out Gym	H	Pub
Spec. Lounge	86	300	out Gym		
Press Box/Proj.	84,85	250	out Gym		
Gym Storage	88	1,200	in	Env.	

TYPE OF ACCESS FROM OUTSIDE REQUIRED, PUB=PUBLIC, PRI=PRIVATE, PUB 2 = PUBLIC ACCESS FROM A MAJOR INTERIOR SPACE

SPECIAL ENVIRONMENTAL NEEDS  
H=ADDED HEIGHT, ENV.-SPECIAL  
TEMPERATURE AND HUMIDITY CONTROLS

TYPE OF VIEW REQUIRED,  
IN TO OR OUT FROM EXTERIOR, SPECIAL VIEW  
NEEDS INDICATED FOR VIEWS IN TO OR OUT FROM  
SPACES TO OTHER INTERIOR SPACES EG.-OUT/LOBBY MEANS  
SPACES MUST LOOK OUT TO THE LOBBY

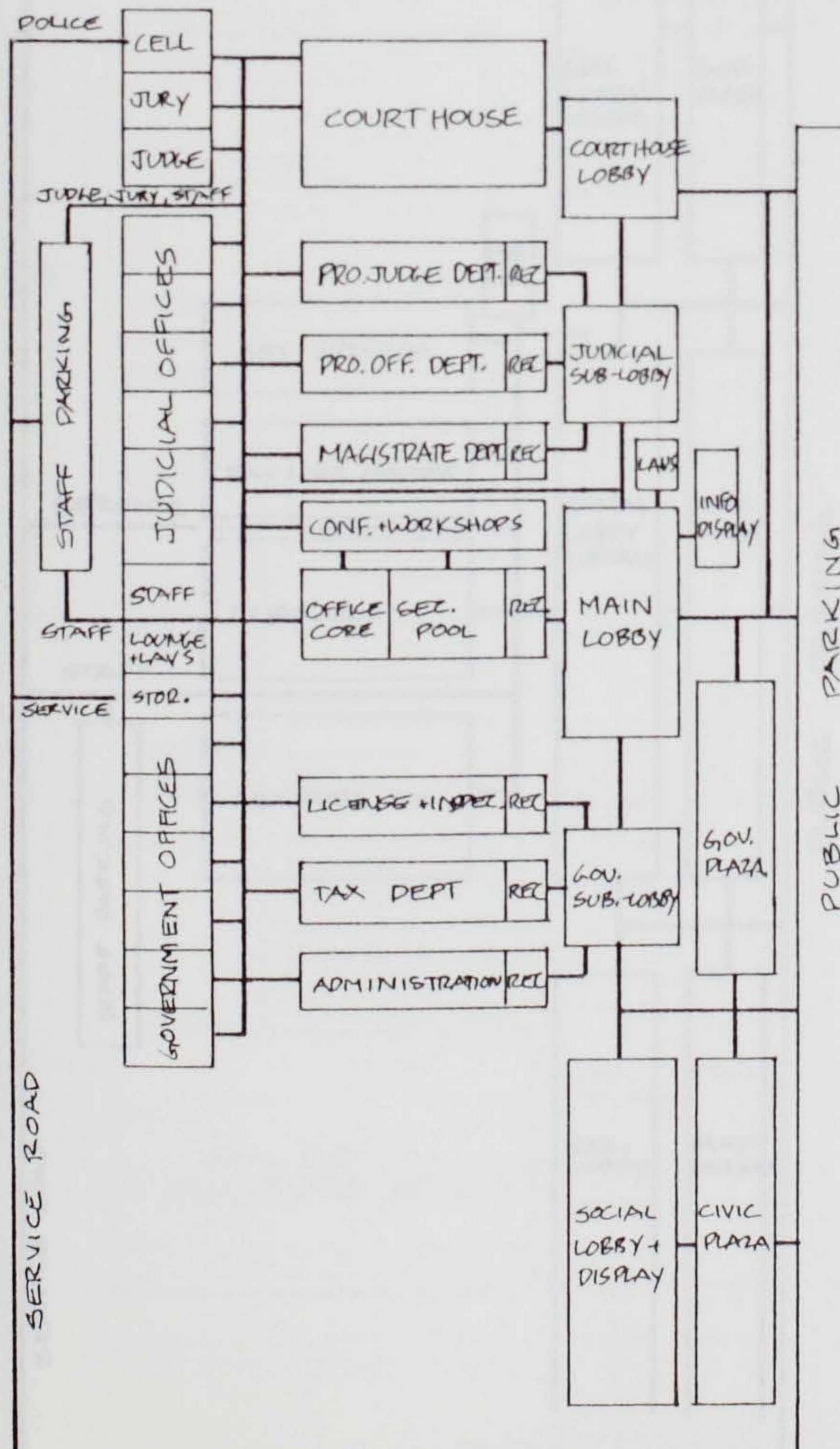
ESTIMATED REQUIRED SQUARE FOOTAGE

NAME OF SPACE

FUNCTIONS WHICH HAPPEN IN THIS SPACE  
(NUMBERS REFER TO FUNCTIONS CHARTS ON PAGES 88-93)



## GOVERNMENT



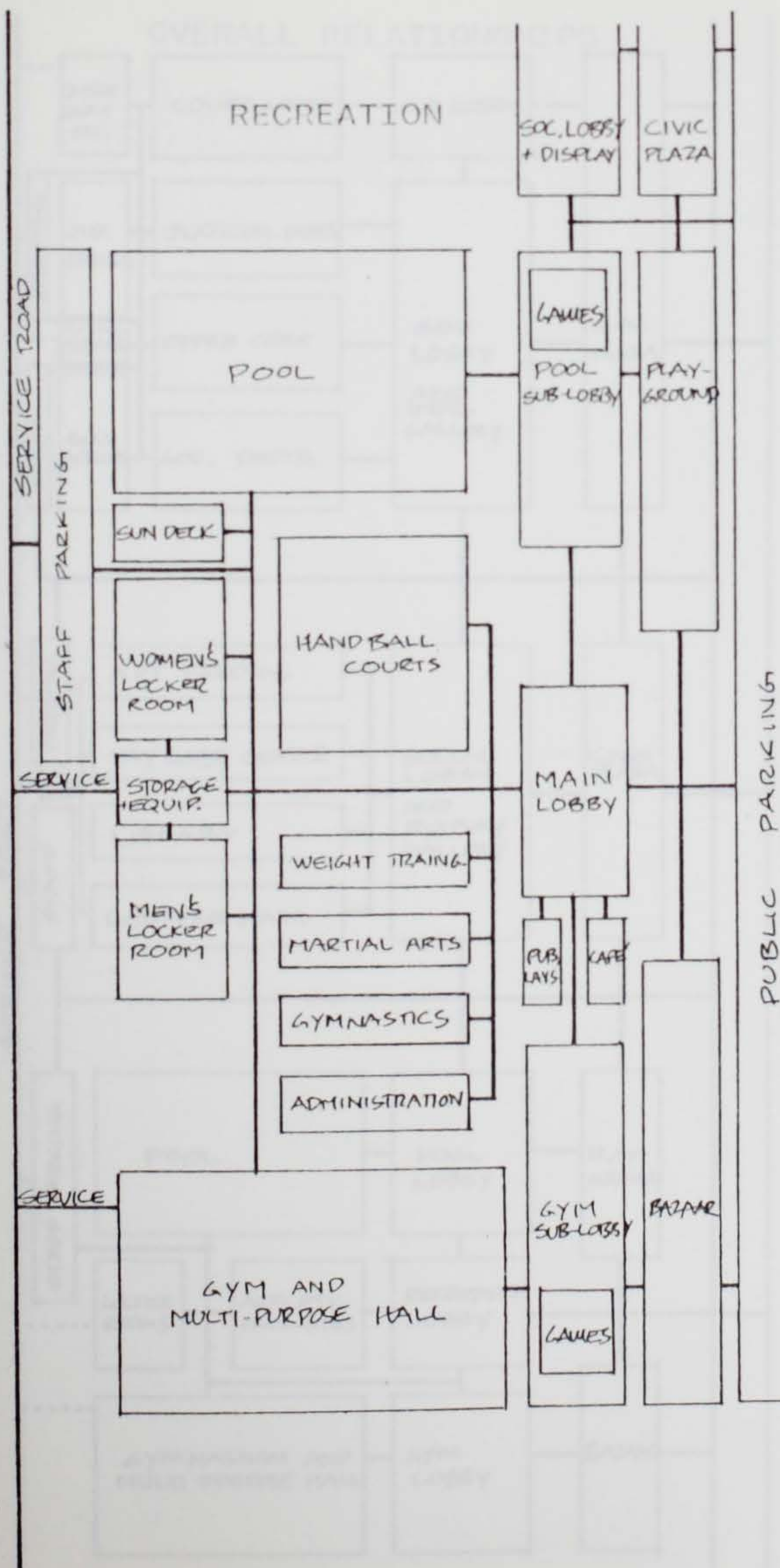
SPACE	FUNCT.	S.F.	VIEW	ENM	ACC.
Lobby	1-3, 94	3,000	in out		Pub
Lobby Lavatories	4	500	in		
Office Core	5, 6, 7	800	out		
Work Shop (Planning)	9				
Work Shop (City Council)	10				
Receptionist	1	100	in out		
Conf. Room #1	8	150			
Conf. Room #2	8	150			
L & I Dept.	11	500	out		
Tax Dept.	12	400	out		
Admin. Dept.	13	400	out		
Building Insp. P.O.	14	100	out		
Accountant P.O.	15	100	out		
City Planner P.O.	16	100	out		
Mayor P.O.	17	100	out		
City Administrator P.O.	18	200	out		
Courthouse	25, 26	3,000	none		Pub
Judge P.O.	27	250	out in		Pri
Deliberation Room	28	400	out in		Pri
Police Pull In	29	300	none		Pri
Probation Dept.	19	800	out		
Pro. Judge Dept.	20	800	out		
Magistrate Dept.	21	600	out		
Prob. Off. P.O.	22	100	out		
Pro. Judge P.O.	23	100	out		
Mag. P.O.	24	100	out		



102



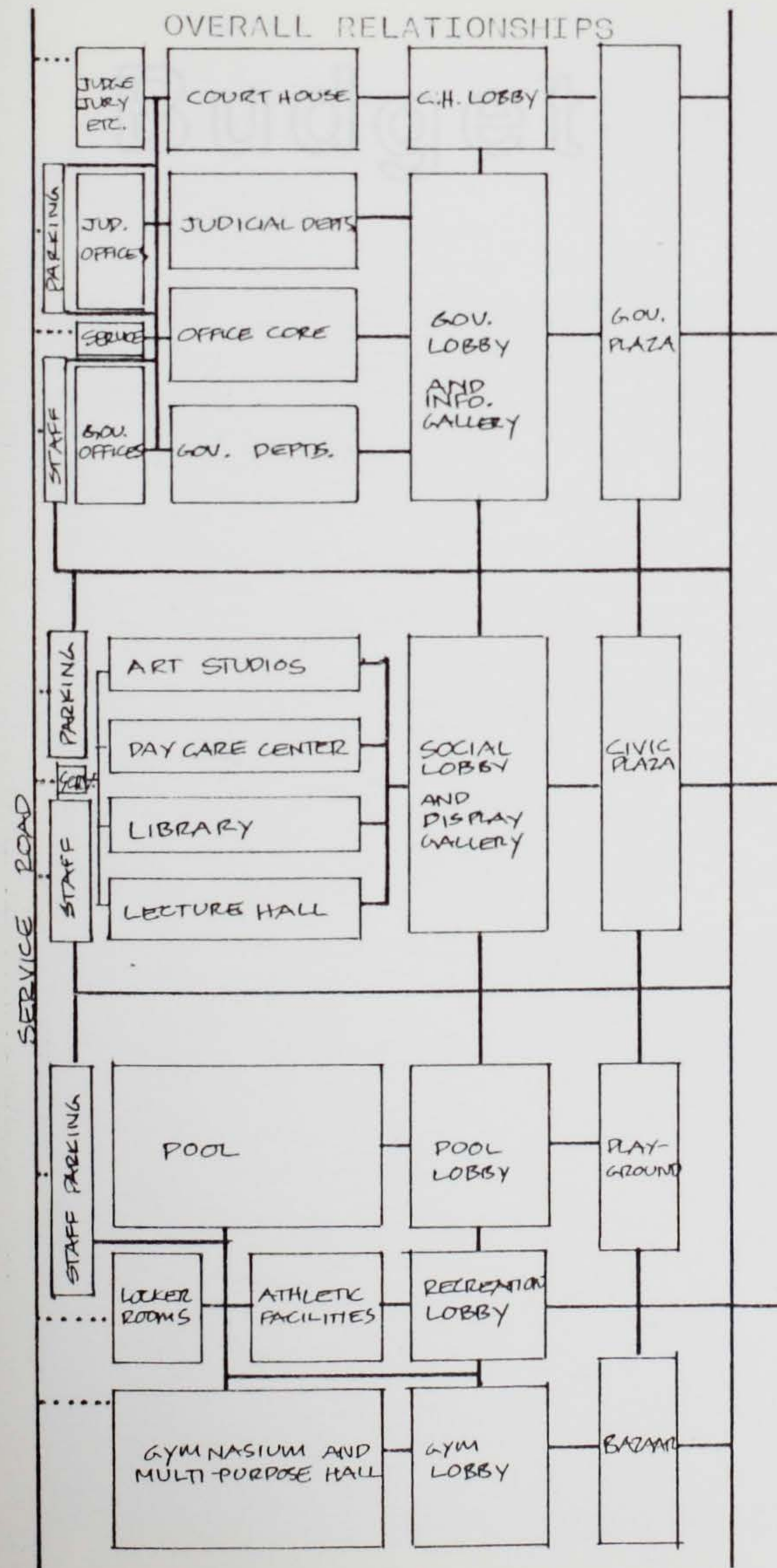
## RECREATION



SPACE	FUNCT.	S.F.	VIEW	ENM	ACC
Lobby	53	3,000	in out		Pub
Lobby Lavs.	54	800	in		
Receptionist	52	200	in out Lobby		
Cafe	55	800	out		
Locker Rooms	56, 57	2,000	out in		Pub2
Equipment Lending	58	1,000	in out L.R.		
Service Entry Area	59	100	in		
Storage	60	100	in		Pri
First Aid	61	200	in		
Handball Courts	62	6,100	in Lobby	H	
Martial Arts Room	63	800			
Gymnastics Room	64	1,000			
Weight Training Room	65	800			
Administration Office	66	1,000	out		
Sun Deck	67	3,000			
Gameroom Perm.	68	2,500	out		
Gameroom Flex.	69	2,500	out		
Pool	70-72	1,000	in out	H	Pub
Pool Spec Area	73	3,500	out pool	H	Pub
Press Box	74	250	out pool		
Spec. Lounge	75	300	out pool		
Concession	76	300	in		
			out lobby		
Pool Storage	77	600	in		



RECREATION  
(con't)



SPACE	FUNCT.	S.F.	VIEW	ENV	ACC
Gym /Multi Purpose	78-82	9,000		H	Pub
Concession	87	300	in		
			out lobby		
Perm Gym Spec. Area	83	3,500	out Gym	H	Pub
Spec. Lounge	86	300	out Gym		
Press Box/Proj.	84,85	250	out Gym		
Gym Storage	88	1,200	in	Env.	
Stage	81	2,500		H	
Back Stage Storage		1,000		H	
Main Recre. Storage Area	89	200	in	Env.	Pri
Cent. Rec. Storage	90	500	in	H	
Playground/Tot Lot	91	4,000		H	
Bazaar	92	2,000		H	
Recreation Total		54,600			
		COMMONS			
Indoor Exhibition Space	Soc. Lobby	3,000		H	
Indoor Informat.Display	Gov. Lobby	3,000		H	
Civic Plaza		10,000			
Park		25,000			
Butler Ave Info. Display					
Commons Total		6,000			
		Indoor			
Parking Requirements- Public	150 spaces,	staff	50 spaces		



# Budget

Figure mentioned in the preliminary analysis, it should be more than ample to provide a high quality of design and construction.

TOTAL BUDGET - \$4,000,000

Most of this amount will be covered by the City of Mauldin. Federal assistance is hampered since Mauldin is unable to demonstrate financial need through sub-standard housing, etc.

## BUDGET BREAKDOWN

SITE	-	\$150,000
FEES	-	400,000
SITE PREP.	-	150,000

87,000 S.F.	-	ESTIMATED BUILDING AREA
38/S.F.	-	ESTIMATED CONSTRUCTION COST

Although the final construction cost estimate of \$38/S.F. is not quite as favorable as the



# Site Analy

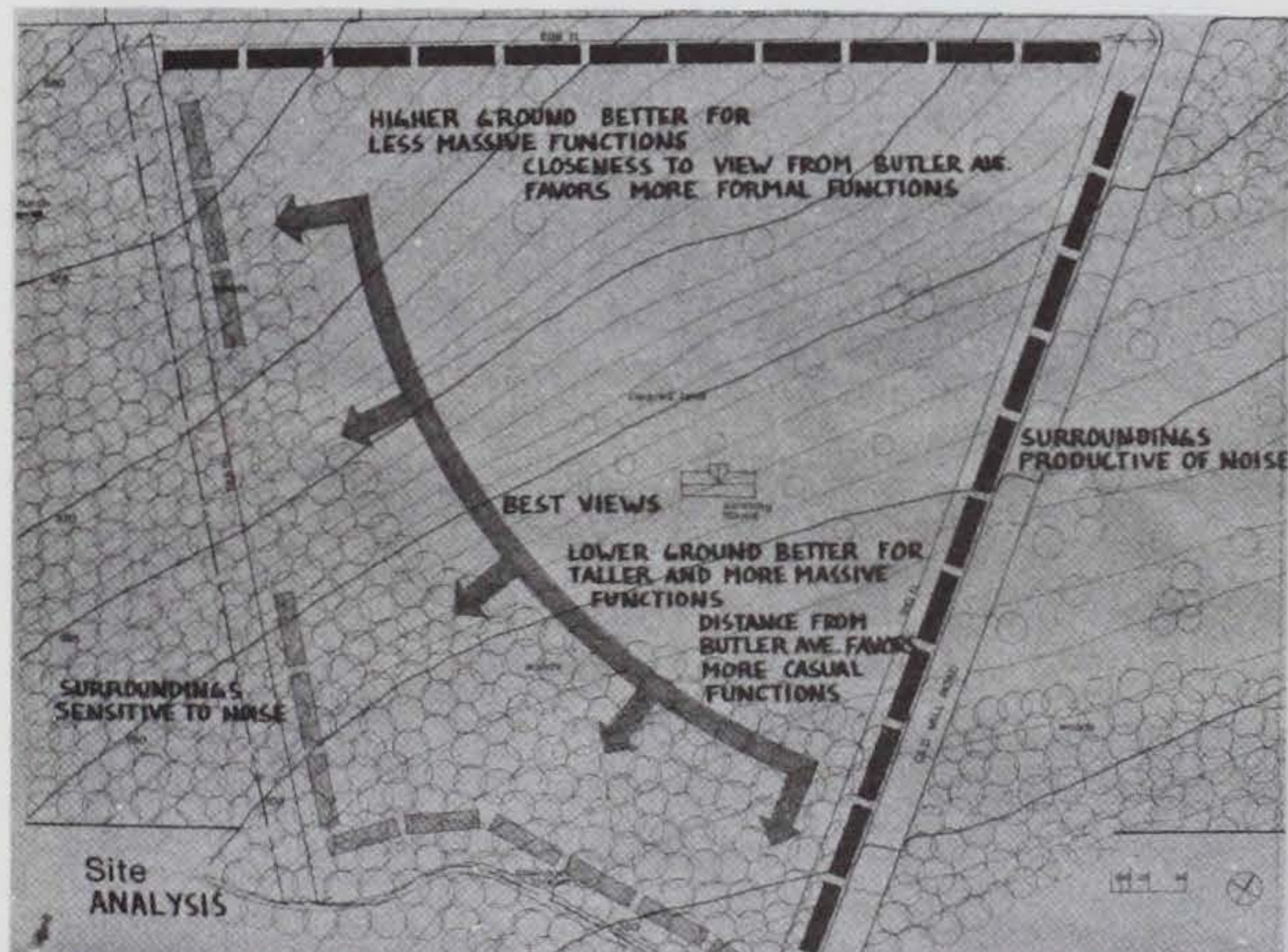
figure mentioned in the preliminary analysis, it should be more than ample to provide a high quality of design and construction.

Now that a thorough understanding of the Town Center has been achieved, we can make a rational analysis of the selected site. This analysis should lead to some concrete conclusions based upon basic physical facts and ideas that will need to be adhered to in the design phase.

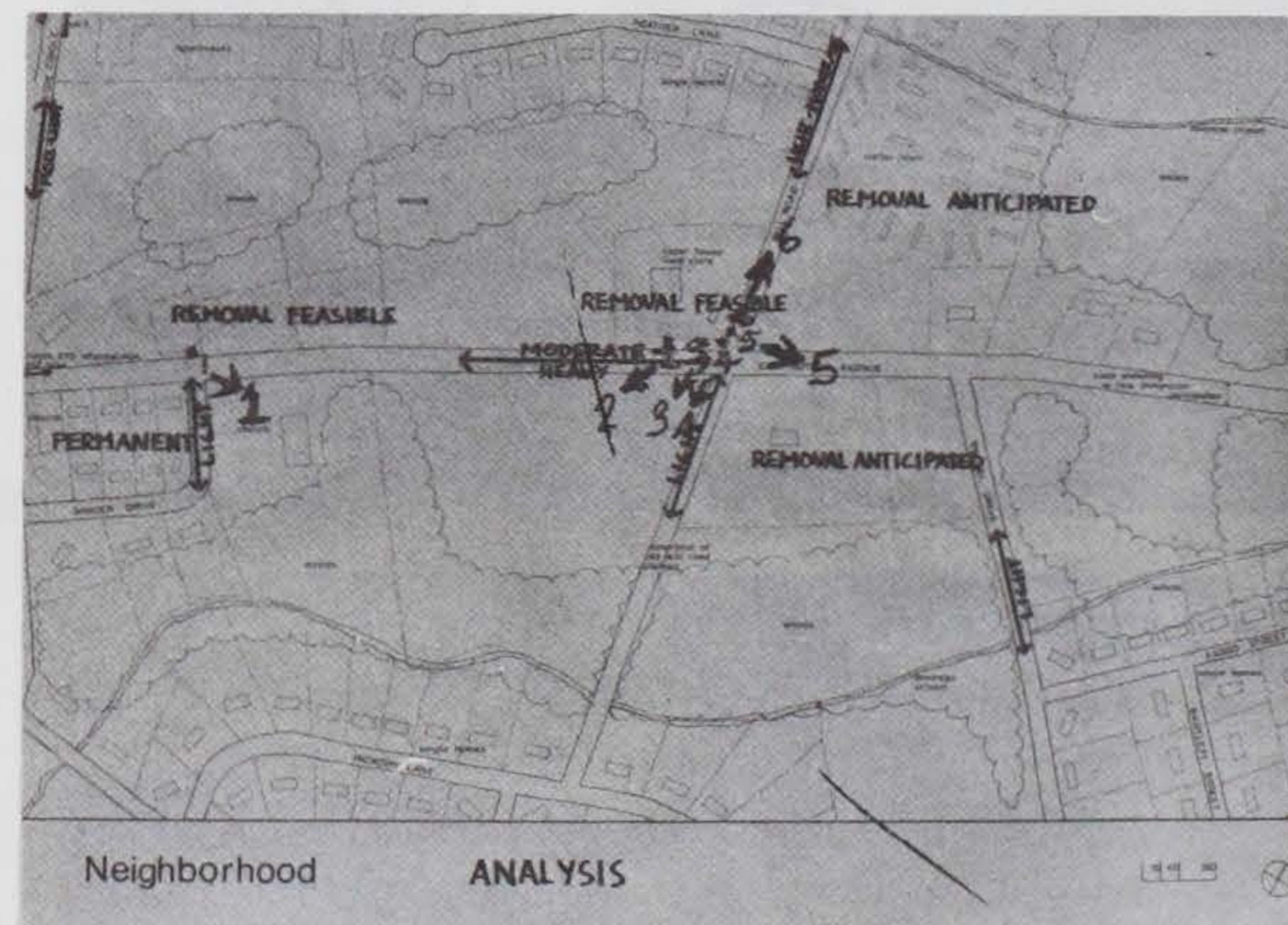
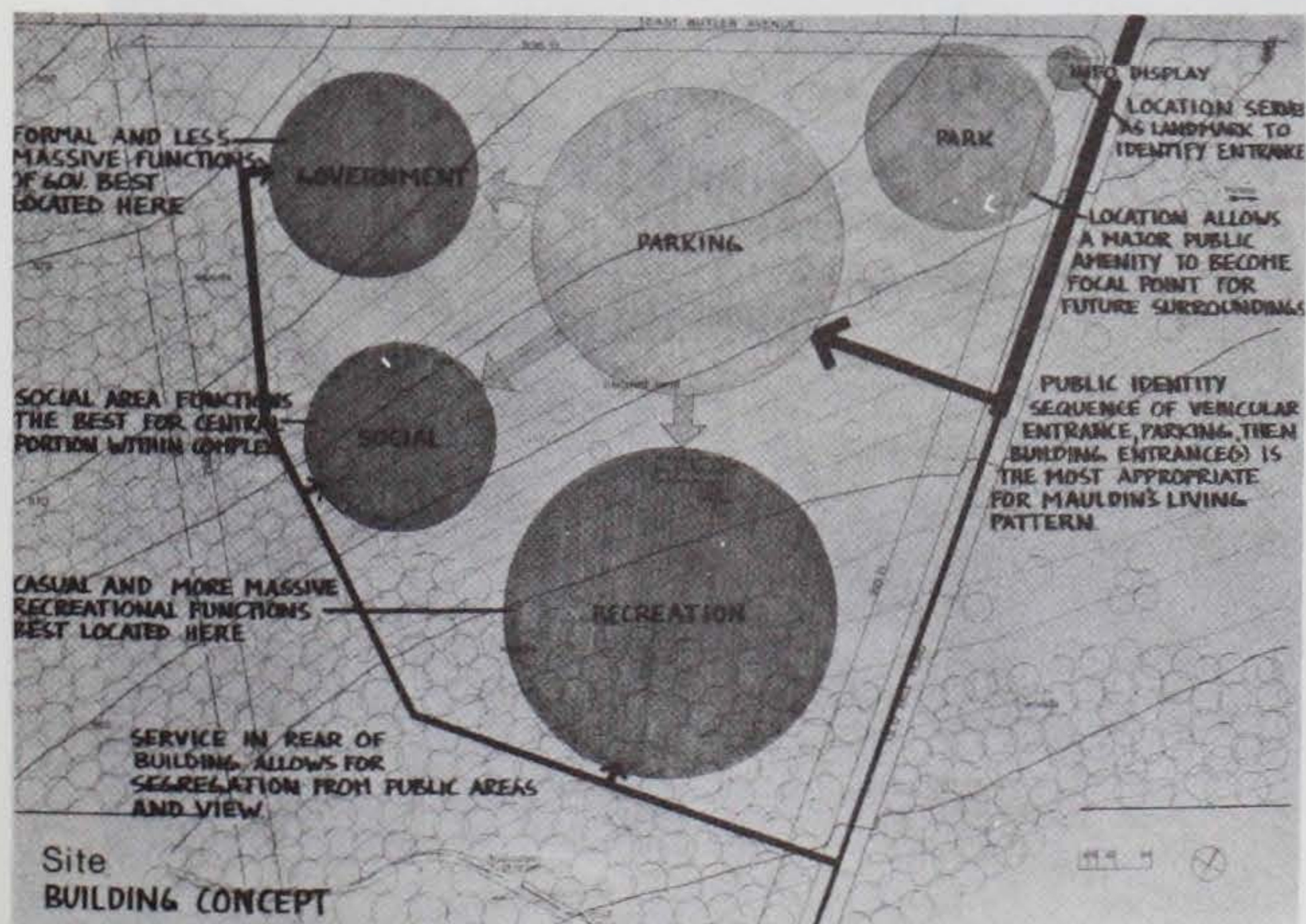




# Site Analysis



Now that a thorough understanding of the Town Center has been achieved, we can make a rational analysis of the selected site. This analysis should lead to some concrete conclusions based upon basic physical facts and ideas that will need to be adhered to in the design phases.







1



4



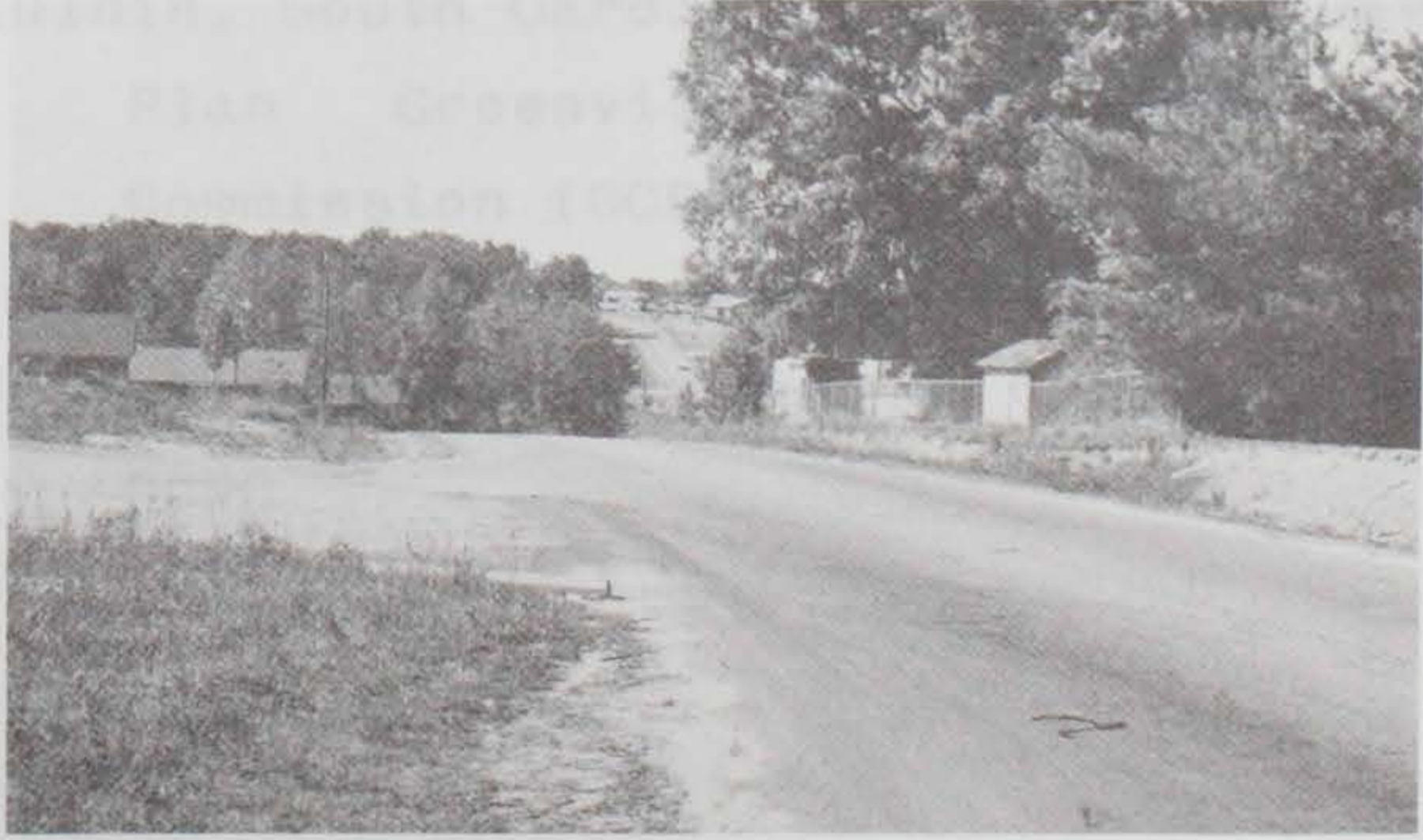
2



5



3



6



# Bibliography

## MAULDIN

Mauldin, South Carolina - The City With a  
Future City of Mauldin

Commercial Analysis and Forecasts - Greenville  
Sounty, South Carolina, and the City  
of Mauldin Hammer, Greene, Siler  
Associates

1970 Census of Population and Housing Data,  
City of Mauldin

United States Census Bureau

Bicentennial Souvenir Book

The Golden Strip CIVITAN Club

Mauldin, South Carolina - A General Development  
Plan Greenville County Planning  
Commission (GCPC)

Tribune - Time Newspaper - February 9, 1977

Capital Improvement Program 1973 - 1979

GCPC



Initial Housing Element for the City of Mauldin,  
South Carolina - June 1976

South Carolina Appalachian Council of  
Governments

Mauldin Recognizance Survey

GCPC

City of Mauldin Zoning Ordinance

Mauldin City Council

Library Facilities Study - A Plan and Program  
for the Greenville County Library System

GCPC

Public Safety Study - Fire Protection,  
Community Facilities

GCPC

Public Utilities, Community Facilities

GCPC

Recreation Facilities Study - A Plan and Program  
for Parks, Recreation and Open Space,  
Community Facilities

GCPC

School Needs Study - A Plan and Program for the  
School District of Greenville County

GCPC

The Economy of Greenville County

GCPC



GREENVILLE AND REGION

Building the Future, City of Greenville, S.C.

GCPC

Greenville Improvement Program

GCPC

Greenville Tomorrow

GCPC

Library Facilities Study - A Plan and Program  
for the Greenville County Library System

GCPC

Public Safety Study - Fire Protection,  
Community Facilities

GCPC

Public Utilities, Community Facilities

GCPC

Recreation Facilities Study - A Plan and Program  
for Parks, Recreation and Open Space,  
Community Facilities

GCPC

School Needs Study - A Plan and Program for the  
School District of Greenville County

GCPC

The Economy of Greenville County

GCPC



Housing Strategy Study, Greenville-Pickens

Metropolitan Region

Real Estate Research Corporation

Housing Action Study for the S.C. Appalachian  
Region

S.C. Appalachian Regional Planning and  
Dev. Comm.

The Suburban Myth

Scott Cummings

The City Planning Process: A Political Analysis

Alvin A. Altshuler

Economic Principles and Urban Problems

Robert L. Rich and Robert J. Kirk

The Middle Dimension

James T. Hall

Order Digest of Building Costs and Specifications

The Appraisal of Real Estate

American Institute of Real Estate Appraisers

The Program

CBS

Architectural Record June 1972 - Fairfield Circle

Project

Architectural Record June 1974 - Thousand Oaks

Project

Progressive Architecture January 1970 - Thousand Oaks

Project



GENERAL

Class in Suburbia

William M. Dubriner

Man and His Urban Environment, A Sociological  
Approach

William Michelson

The Suburban Myth

Scott Donaldson

The City Planning Process, A Political Analysis  
Alan A. Altshuler

Economic Principles and Urban Problems

Robert L. Bish and Robert J. Kirk

The Hidden Dimension

Edward T. Hall

Dodge Digest of Building Costs and Specifications

The Appraisal of Real Estate

American Institute of Real Estate Appraisers

The Program

CRS

Architectural Record June 1972 - Fairfield Civic  
Center

Architectural Record June 1974 - Thousand Oaks  
Project

Progressive Architecture January 1970 - Thousand  
Oaks Project





# Region

## GREENVILLE REGIONAL SERVICES

Library

Hospital

Major Parks

ASSISTANCE PROVIDED FOR PLANNING, STREETS  
MAINTENANCE, STORM DRAINAGE

Commercial center

School

1/2mi 1mi 2mi









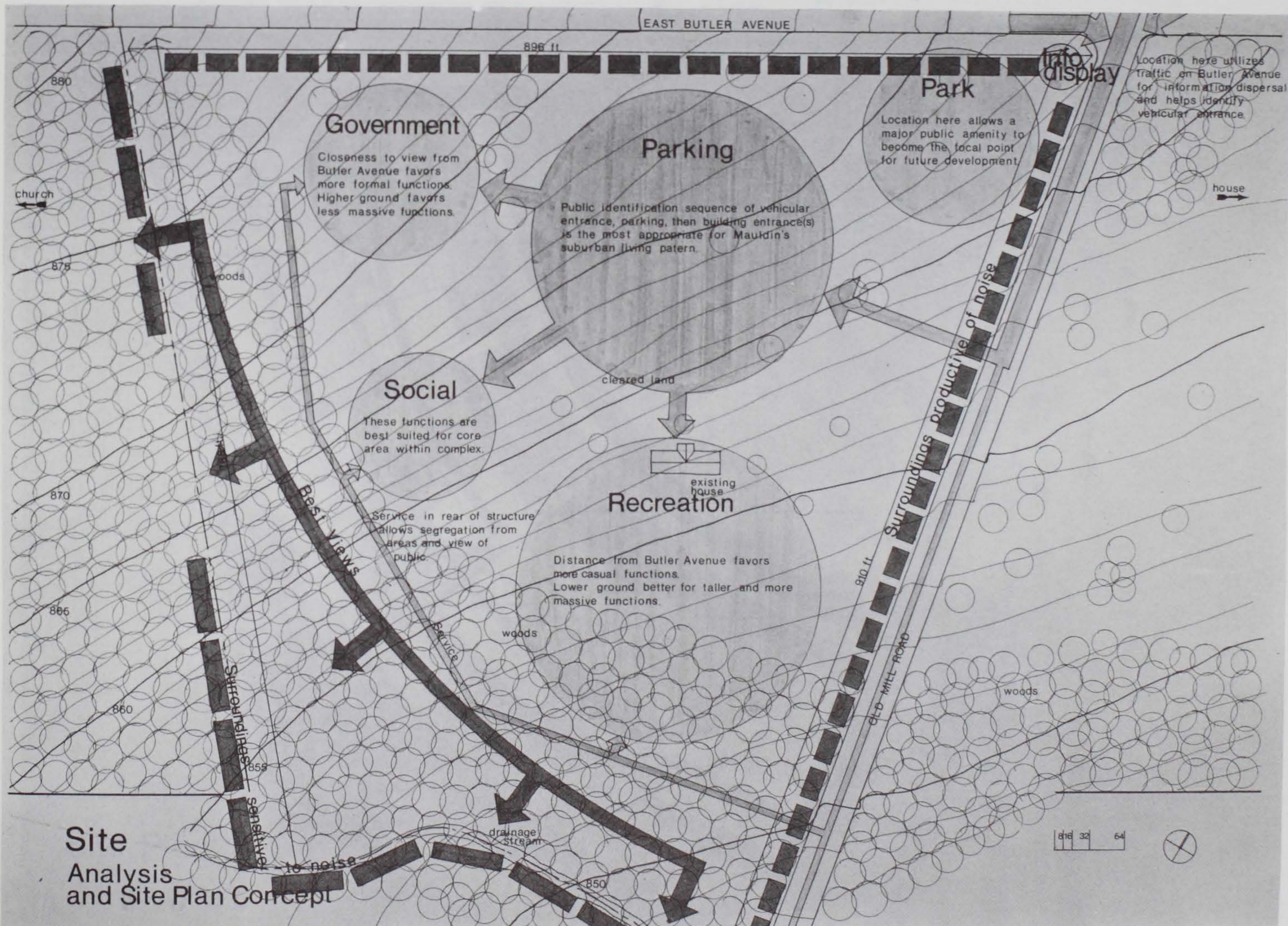


# Townscape Planning Concept

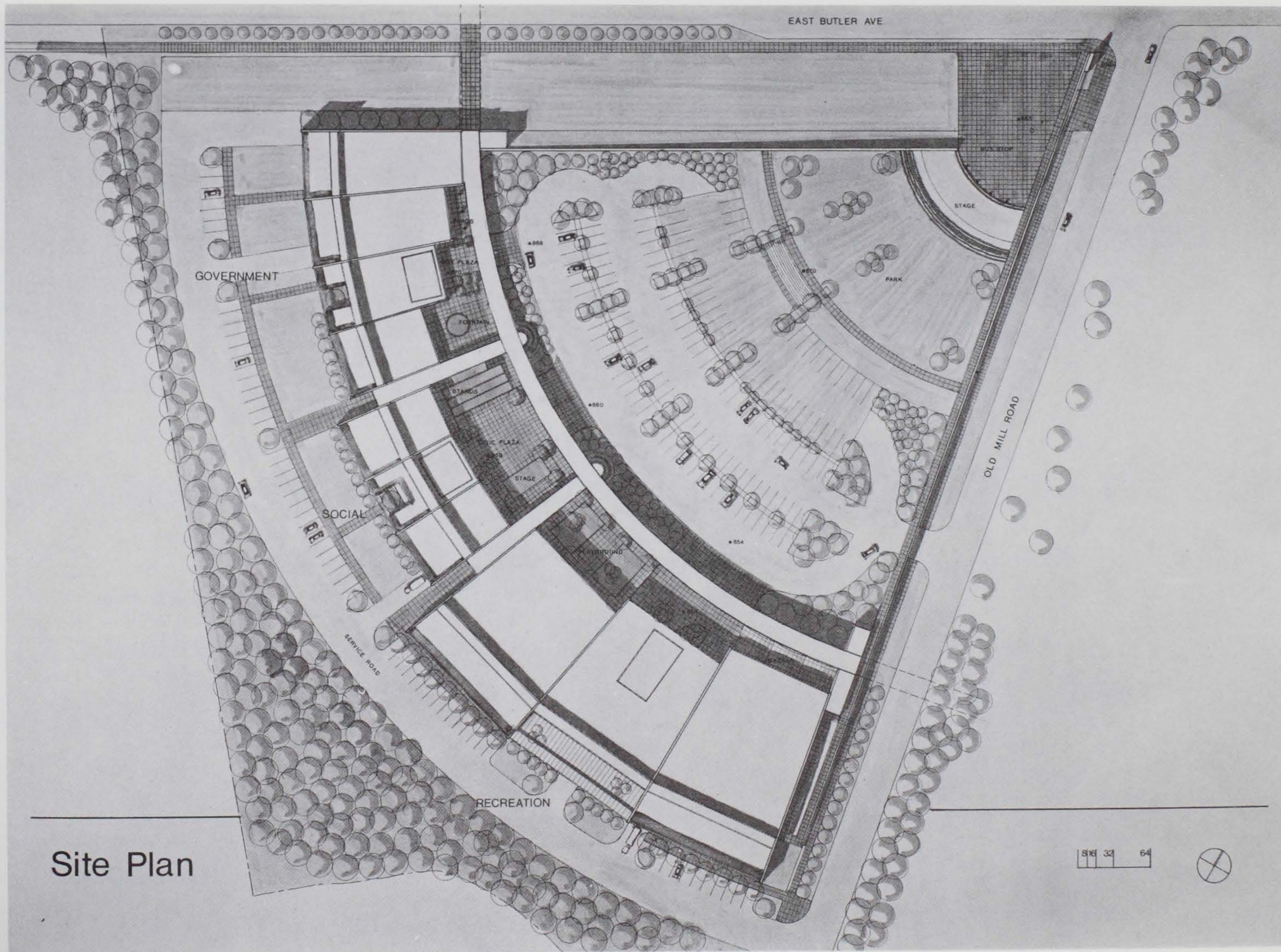






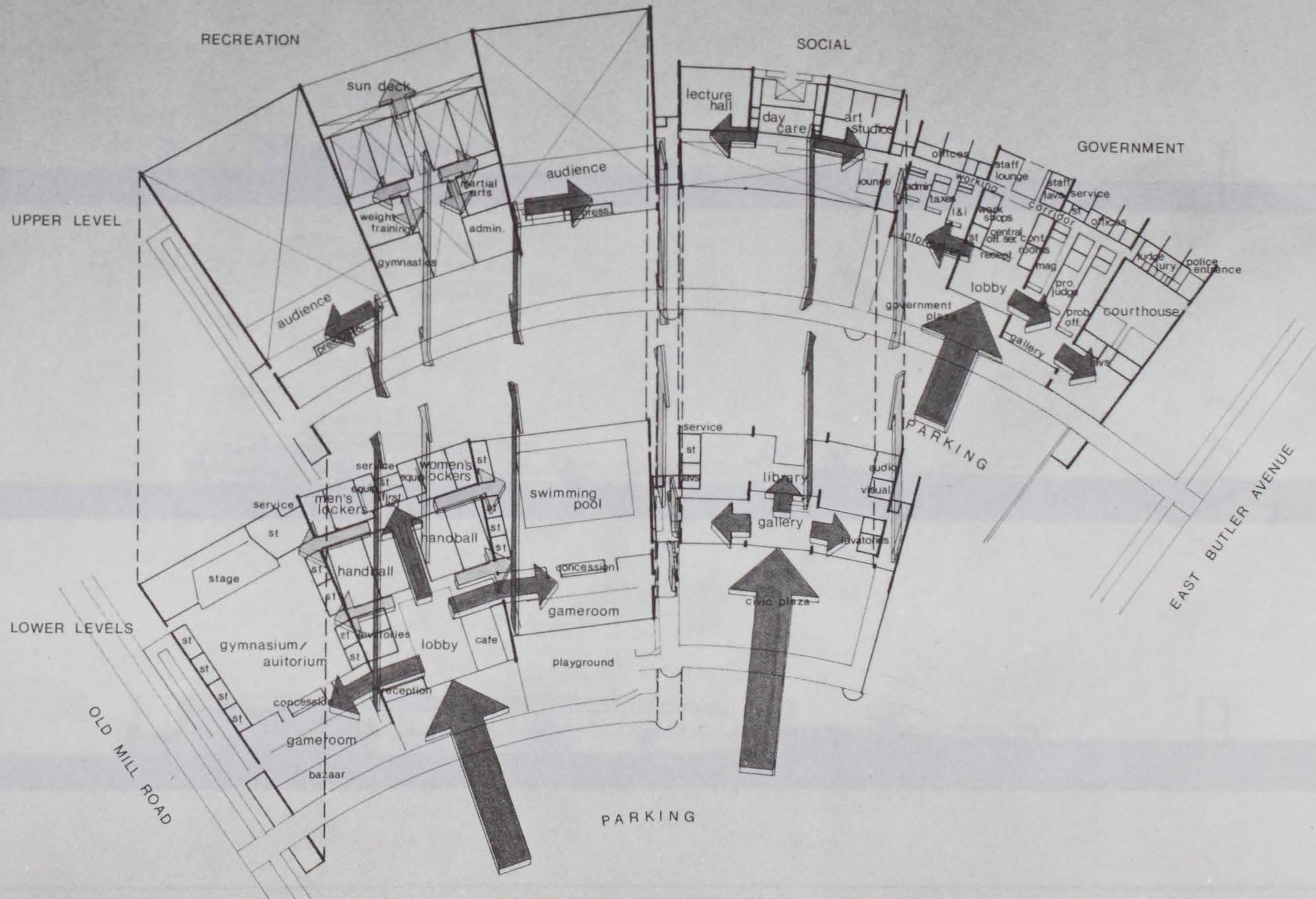






Site Plan





Concept

Major public flow  
Minor public flow

8 16 32 64



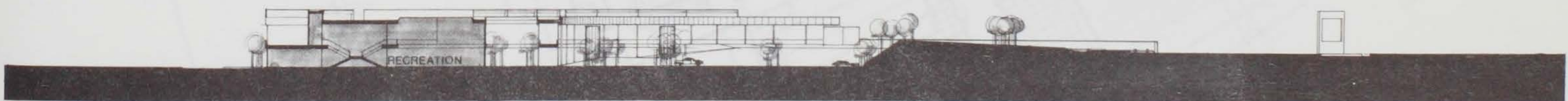




a

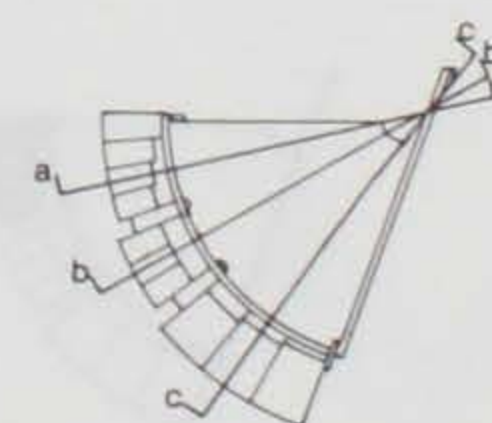


b



c

## Site Sections

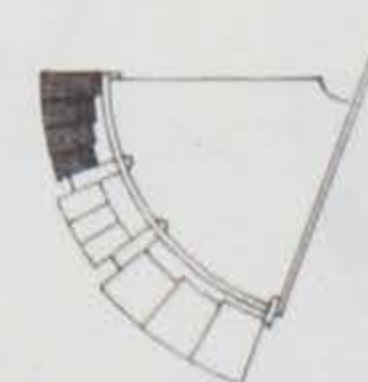


816	32	64
-----	----	----





Floor Plan Government



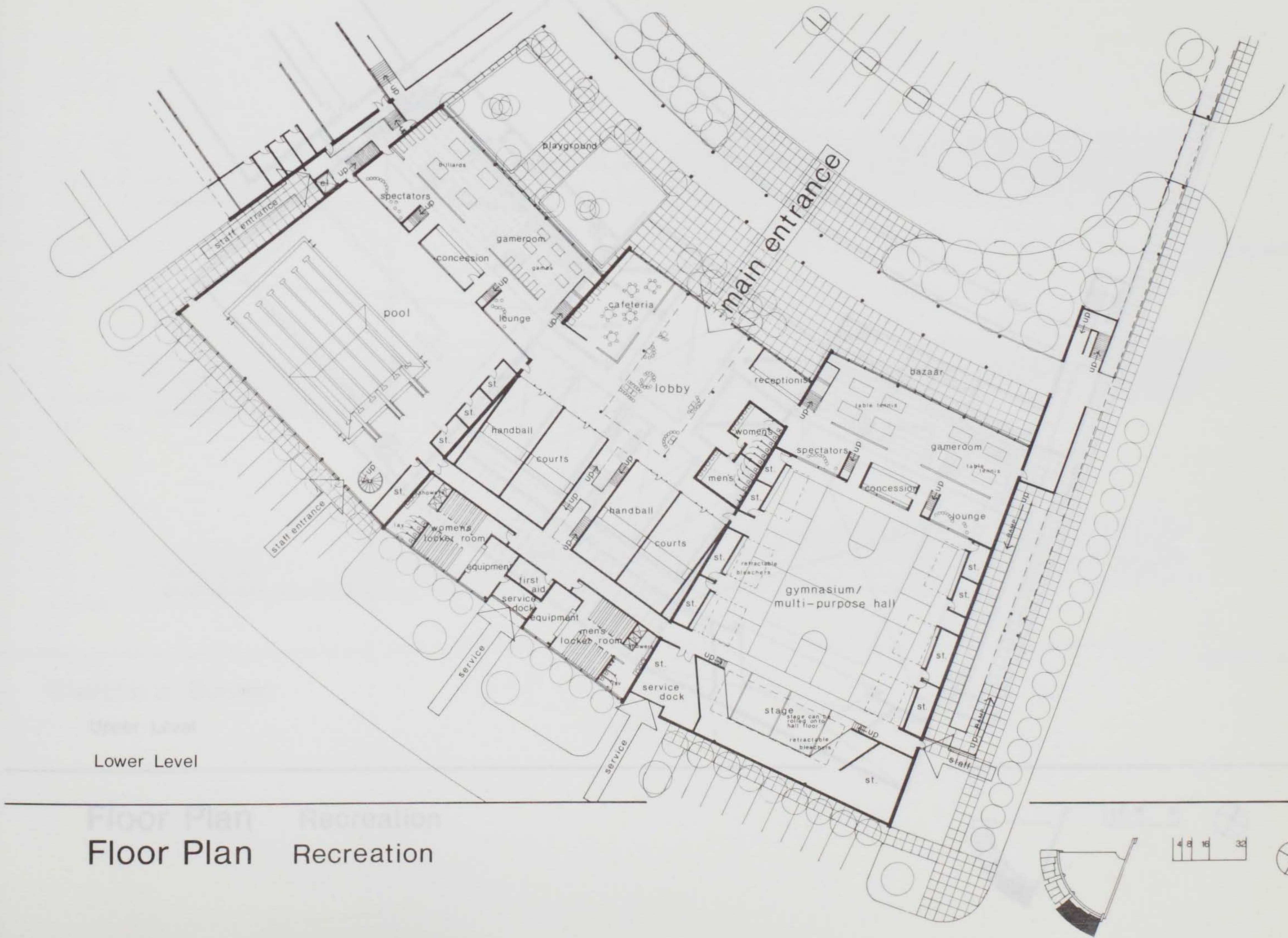
4 8 16 32







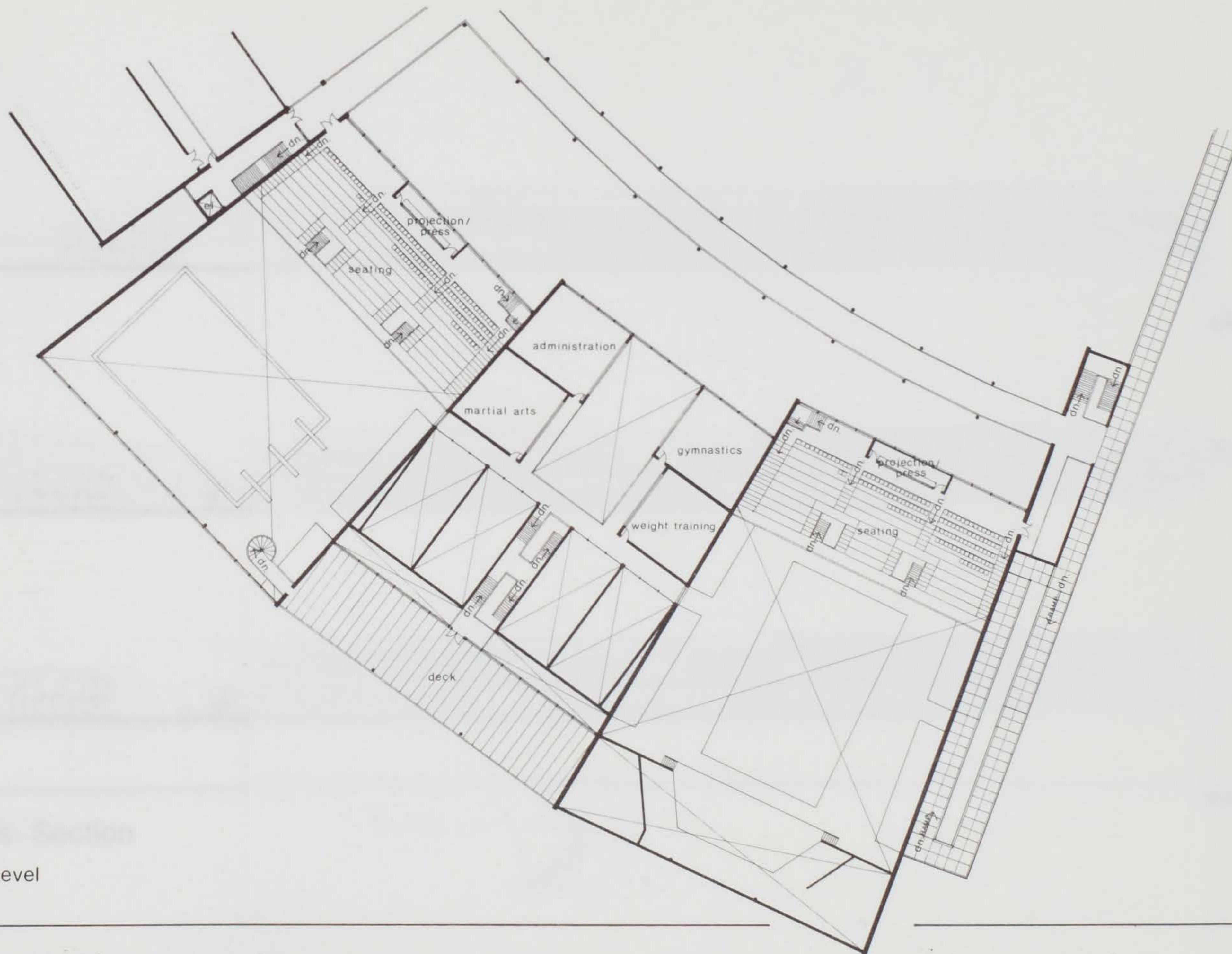




Lower Level

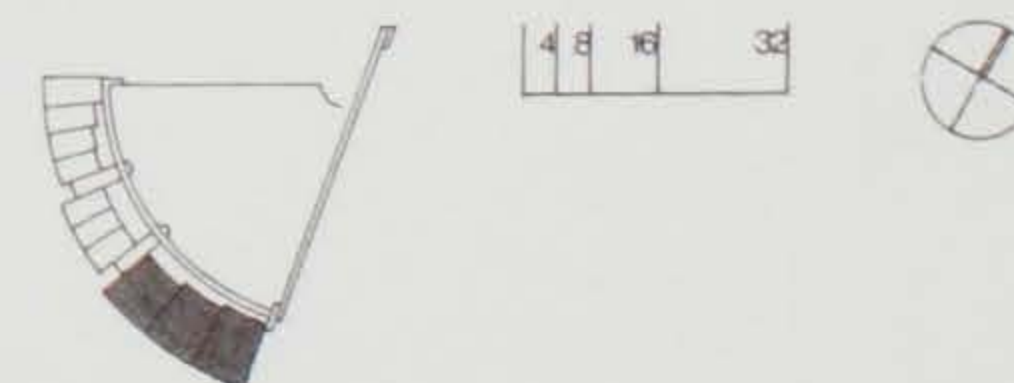
# Floor Plan Recreation



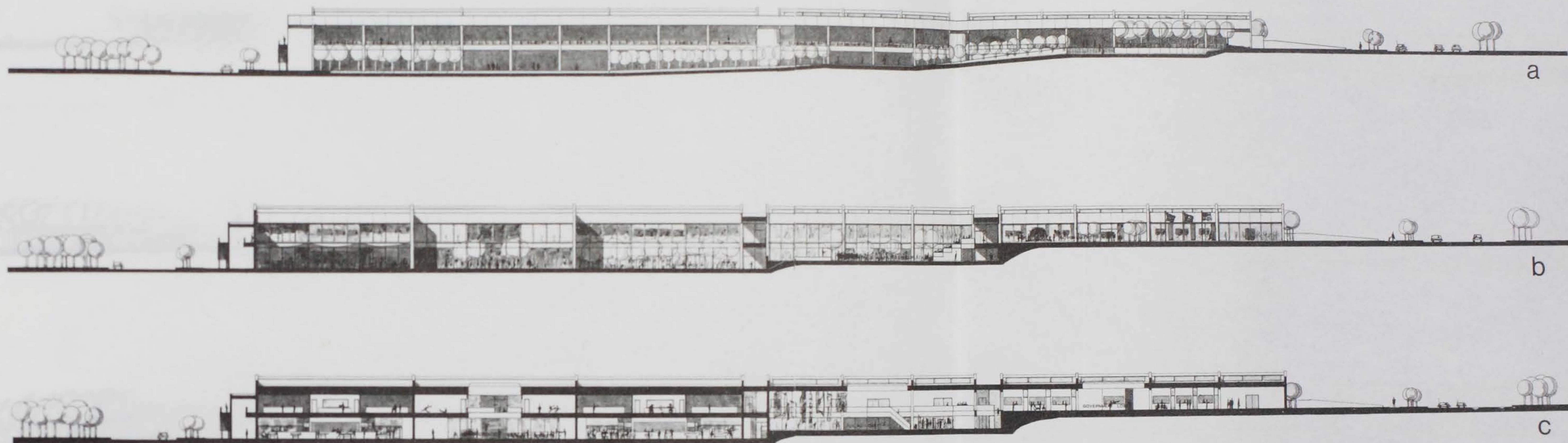


Upper Level

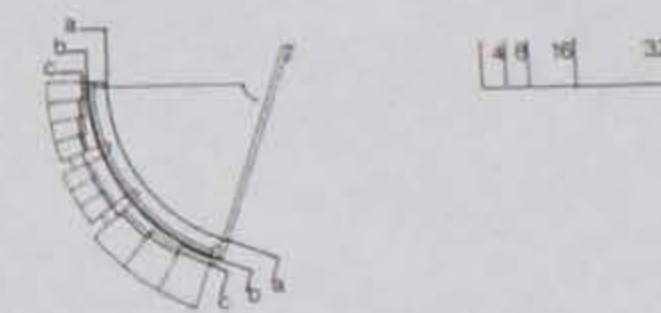
# Floor Plan Recreation



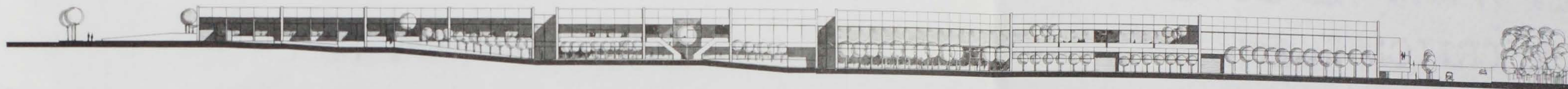




Elevations • Section



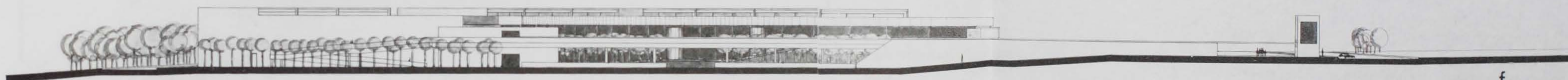




d

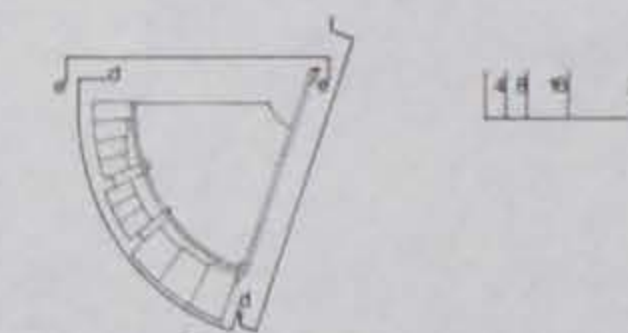


e

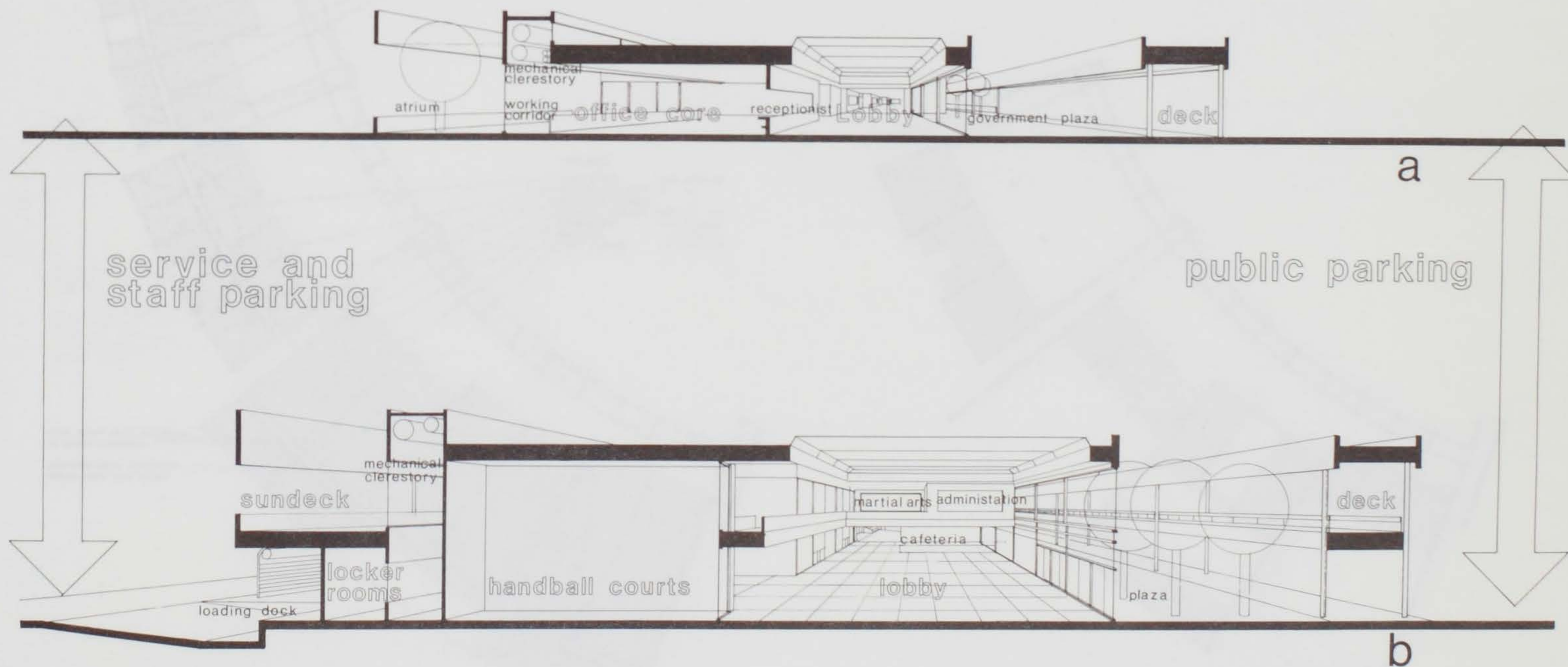


f

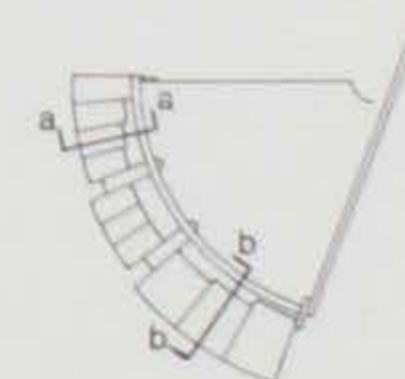
Elevations





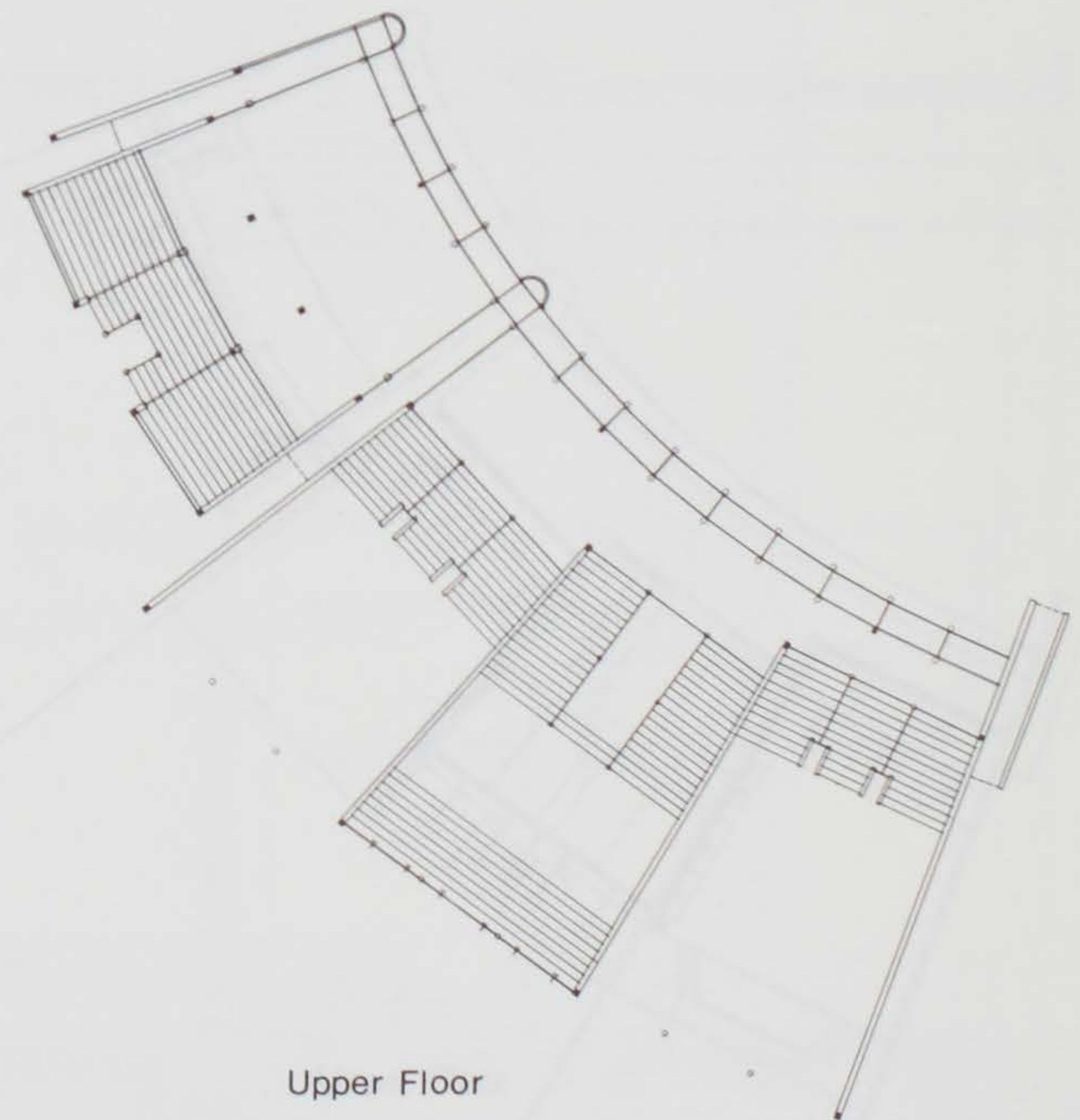
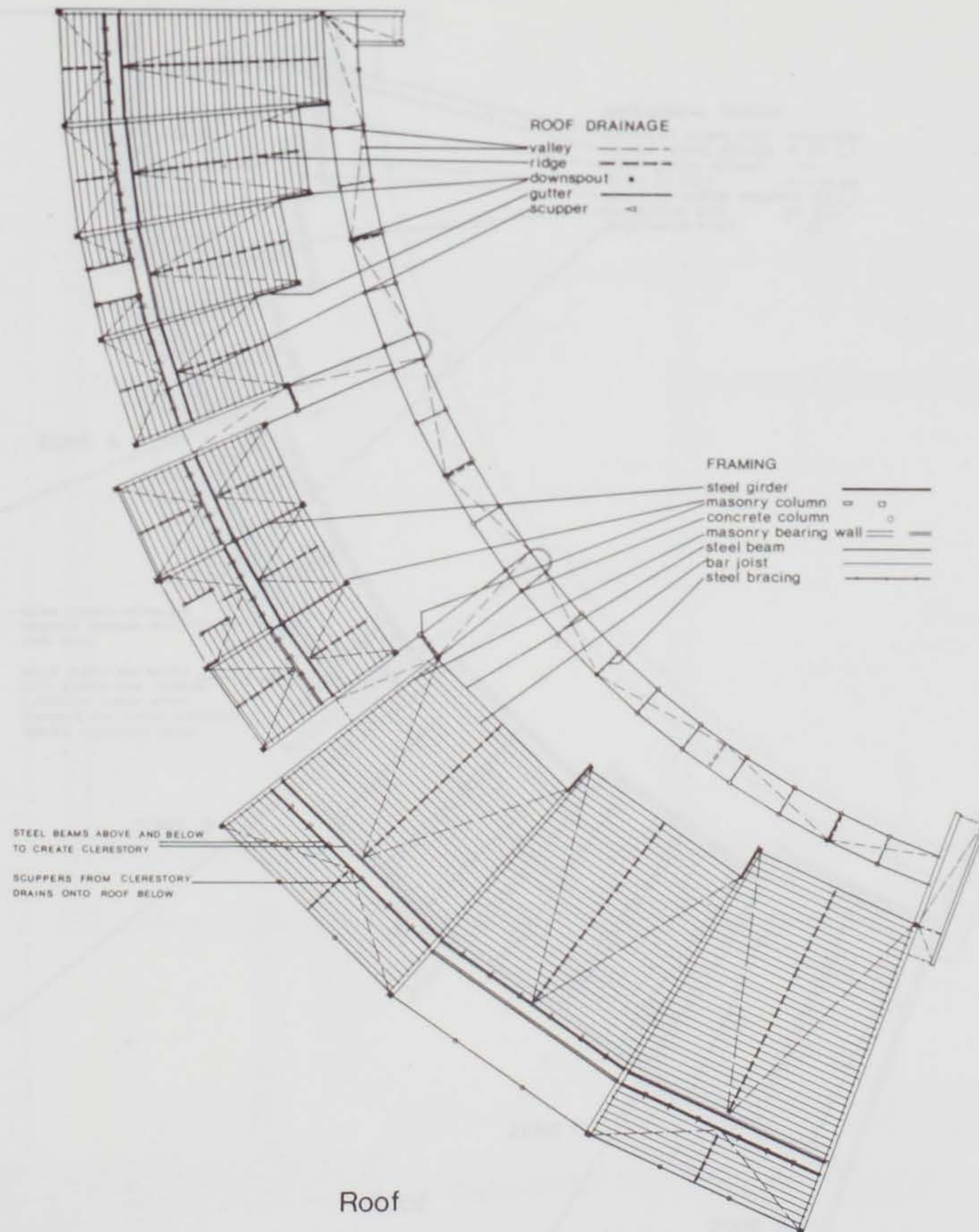


## Sections



4	8	16
---	---	----



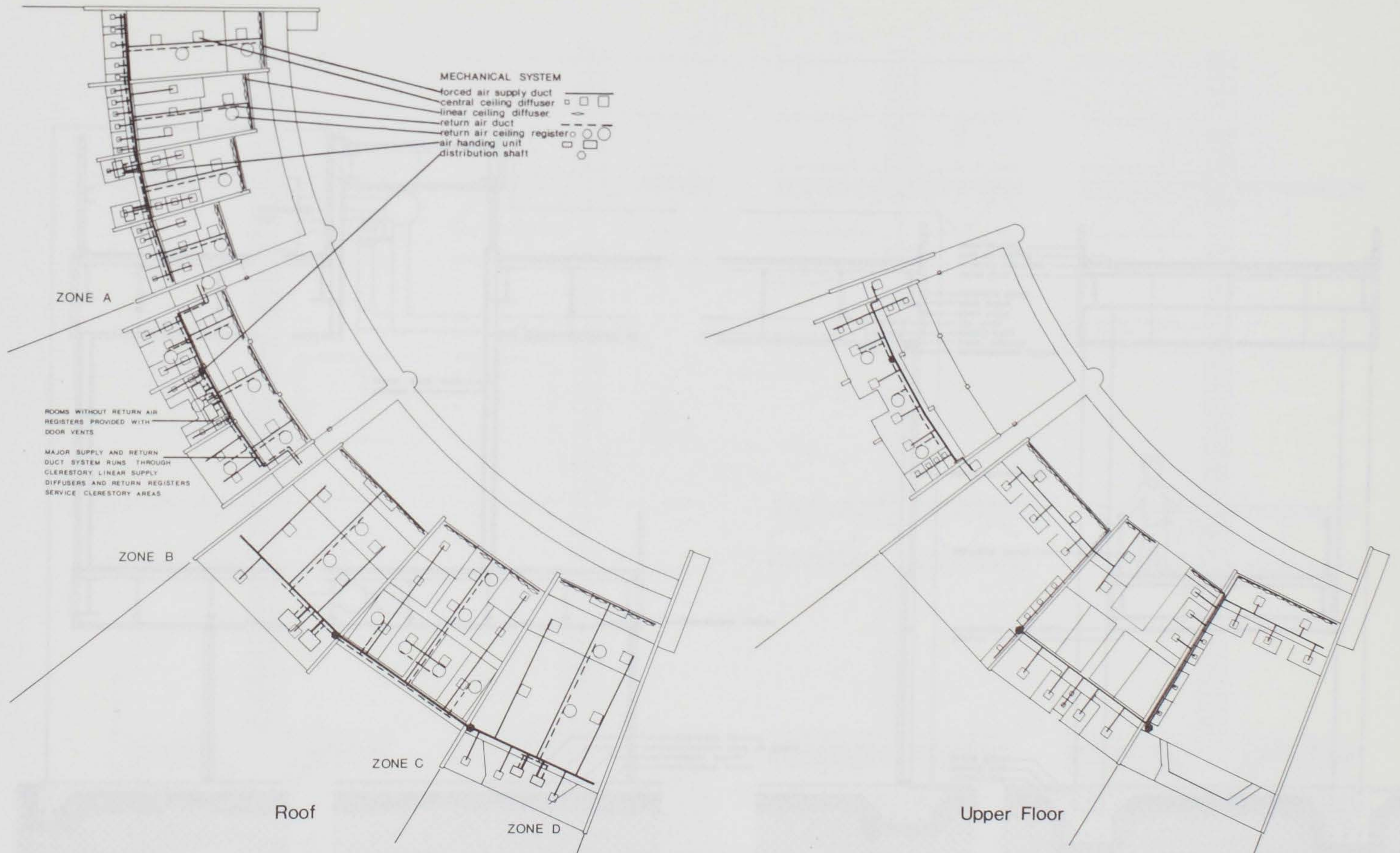


## Framing - Roof Drainage

8 1/2 32 64





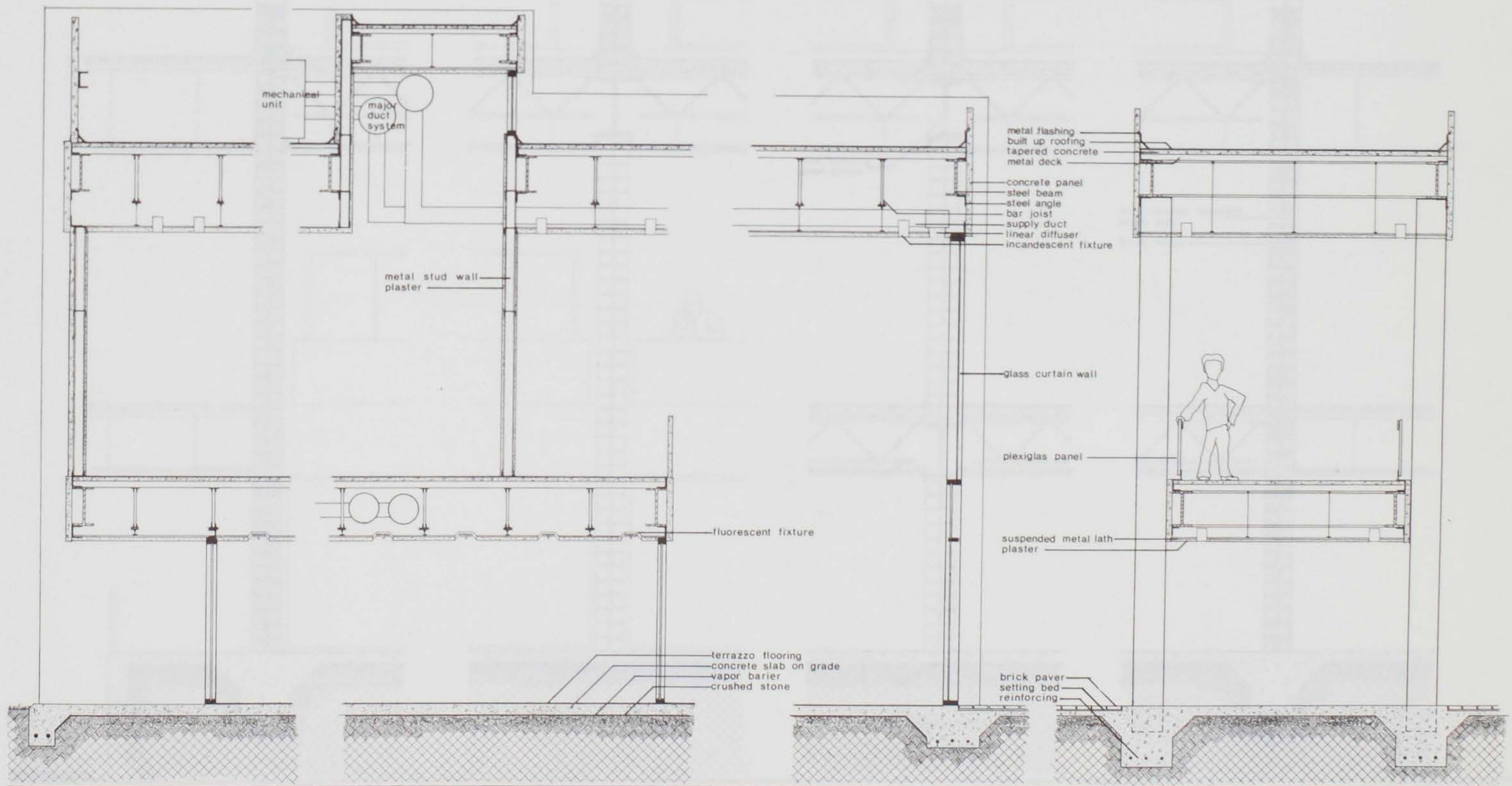


Mechanical

8 16 32 64





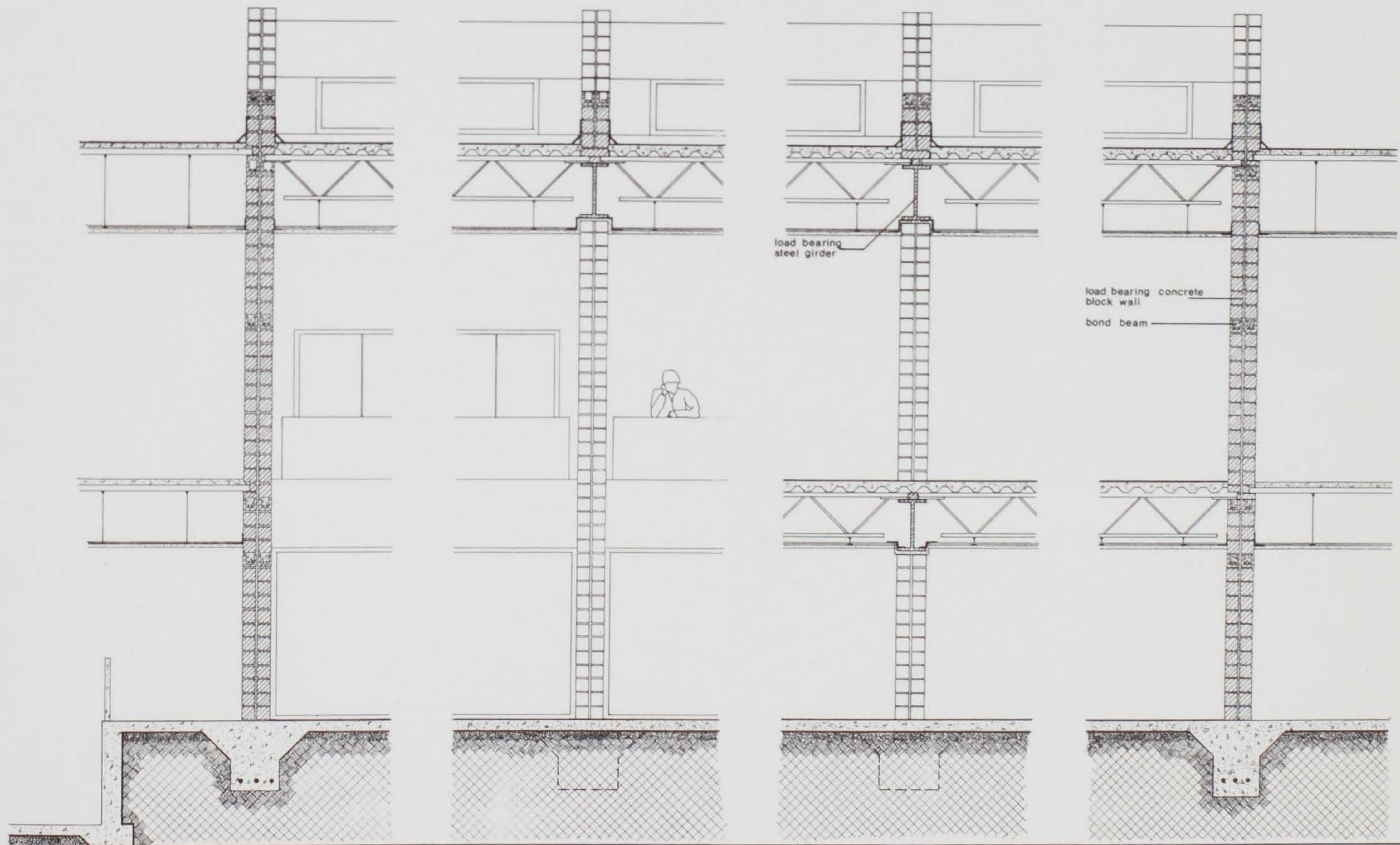


Detail Section

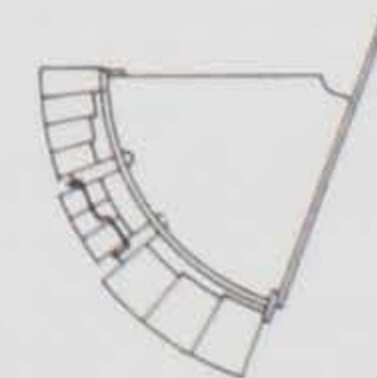


1 2 4





Detail Section









NA 4177.M3, 00014



3 1604 001 459 157